



Bourne Square,  
Breaston, Derbyshire  
DE72 3DZ

**£375,000 Freehold**





THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A SUBSTANTIAL RECENTLY CONSTRUCTED THREE DOUBLE BEDROOM PROPERTY SITUATED NEAR TO THE HEART OF BREASTON VILLAGE.

Robert Ellis are very pleased to be instructed to market this lovely home which is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. The property offers spacious, high quality accommodation which is arranged on two levels with the house still has a brand new feel as people will be able to appreciate when they take a full internal inspection. The property is larger than people will expect it to be from just taking a casual glance at the front elevation with there being well balanced living and bedroom accommodation with an en-suite to the main bedroom and the breakfast kitchen being fitted with high quality units and Siemens appliances which were installed by Steven Christopher Design. Breaston is a very popular award winning village which has a number of local amenities and facilities whilst those provided by Long Eaton are only a short drive away as are excellent transport links which include J25 of the M1.

The property is constructed of an attractive facia brick under a pitched tiled roof and was built in the style to suit the location with double glazed sash style windows around the property with stone sills. The property is entered through a stylish composite front door into a spacious hallway, from which there is Karndean flooring and there veneer glazed doors leading to the lounge/dining room and the exclusively fitted breakfast kitchen. There is also a ground floor w.c. off the hall and to the first floor the spacious and light landing has further high quality veneer doors leading to the three double bedrooms, the main bedroom having an en-suite shower room with a walk-in shower and there is the main bathroom which again has a shower over the bath and also includes a laundry area to one corner. Outside there is a brick garage positioned to the bottom of the garden with a driveway providing off the road parking to the front of the garage, there is a walled, paved garden area to the front which helps to keep maintenance to a minimum and there is a path leading down the left to the rear garden. The rear garden has been landscaped and designed to keep maintenance to a minimum and includes a patio to the rear of the house with paths leading down to a further covered patio at the bottom of the garden, there is an astroturf lawned area and two brick raised beds which are planted and fencing to both side boundaries with a wooden gate leading out to the drive at the bottom of the garden. There is lighting and external power points to both the front and rear of the property.

Breaston has a number of local shops including a Co-op convenience store, healthcare and sports facilities which includes several local golf courses, schools for younger children with senior schools being found in Long Eaton and Sandiacre, there are various local pubs with excellent reputations, a bistro restaurant and various coffee eateries, walks in the picturesque surrounding countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Reception Hall

Stylish composite front door with two inset ornate glazed panels, stairs with balustrade and cupboard under leading to the first floor, radiator, Karndean flooring, double cloaks cupboard which houses the electric consumer unit, brushed stainless steel electrical fittings and wood veneer doors with inset glazed panels leading into the lounge/dining room and breakfast kitchen.

## Ground Floor w.c.

Having a low flush w.c. with a concealed cistern and glazed shelf over, corner hand basin with mixer tap with double cupboard and glazed splashback, mirror to the wall by the sink, radiator, X-pelair fan, Karndean flooring and opaque double glazed window with glazed sill.

## Lounge/Dining Room

29' x 9'6 approx (8.84m x 2.90m approx)

Double glazed sash style window to the front, double glazed French doors with windows either side leading out to the rear, two feature vertical radiators, laminate flooring and brushed stainless steel electrical fittings and a TV point.

## Breakfast Kitchen

11' x 8'6 approx (3.35m x 2.59m approx)

The exclusively fitted kitchen was installed by Steven Christopher and has beige fronted units with stainless steel fittings and granite work surfaces with matching risers and includes a sink with mixer tap and a four ring Siemens induction hob set in a granite work surface which extends to two sides and has ranges of cupboards and drawers below, there is a range of high level units with integrated appliances which includes Siemens integrated fridge, freezer and dishwasher, Siemens combination oven with warming drawer below, large pantry style cupboard with pull out carousels and drawers below certain appliances, glazed back plate with lighting to the wall above the high level units and there is a range of pull out wall cupboards over, matching glazed back plate to the wall by the cooking area with a Siemens hood over, fitted dining table/breakfast area, double glazed sash style window with a granite sill overlooking the rear garden, fitted ladder towel radiator, recessed lighting to the ceiling, feature light fitting over the eating area, Karndean flooring, brushed stainless steel electrical fittings and a TV point.

## First Floor Landing

The spacious landing has the balustrade continued from the stairs onto the landing, opaque double glazed window and a light well fitted into the ceiling, hatch with ladder leading to a boarded loft with light, radiator, brushed stainless steel electrical fittings and high quality veneer doors leading to all the rooms off the landing.

## Bedroom 1

14'8 x 9'8 approx (4.47m x 2.95m approx)

Double glazed sash style window to the rear, radiator, brushed stainless steel electrical fittings and TV point.

## En-Suite Shower Room

Large walk-in shower with a mains flow shower system, tiling to three walls and a protective folding door, wall mounted low flush w.c. with a concealed cistern, hand basin with mixer tap and two drawers below with a glazed shelf above, wall mounted mirror fronted cabinet with recessed lighting, recessed lighting to the ceiling and radiator.



## Bedroom 2

11'2 x 8'7 approx (3.40m x 2.62m approx)

Double glazed window to the rear, radiator, brushed stainless steel electrical fittings and a TV point.

## Bedroom 3

10' x 8'4 approx (3.05m x 2.54m approx)

Double glazed window to the front, laminate flooring, radiator, TV point and brushed stainless steel electrical fittings.

## Bathroom

The bathroom has a white suite which includes a shower bath with mixer taps and a mains flow shower over, shower boarding to three sides and a protective screen, low flush w.c. and hand basin with mixer taps and double cupboard below, wall mounted mirror fronted cabinet with recessed lighting, walls tiled to the sink and w.c. areas, in the bathroom there is a laundry area where there is a fitted shelf with plumbing and space below for an automatic washing machine and space above for a tumble dryer, wall mounted Worcester Bosch boiler and opaque double glazed window.

## Outside

At the front of the property there is a walled, paved area with a pathway extending down the left hand side of the property through a gate to the rear garden and an outside power point and lighting.

The rear garden has been landscaped and designed to keep maintenance to a minimum and has a patio to the immediate rear of the house with two paths leading down to the bottom of the garden with a central astroturf lawn and at the bottom there is a further covered patio area which is adjacent to the brickwork for the garage positioned at the bottom of the plot. The garden has two raised brick beds with planting, quality fencing to the two side boundaries with a gateway leading to the drive in front of the garage at the bottom of the plot. There are outside water supplies next to the house and next to the garage, outside lighting and power points.

## Garage

18' x 8'4 approx (5.49m x 2.54m approx)

There is a brick built garage with a pitched tiled roof, electric roller door to the front, personal door to the side with inset opaque double glazed panel, storage space in the roof void, power and lighting.

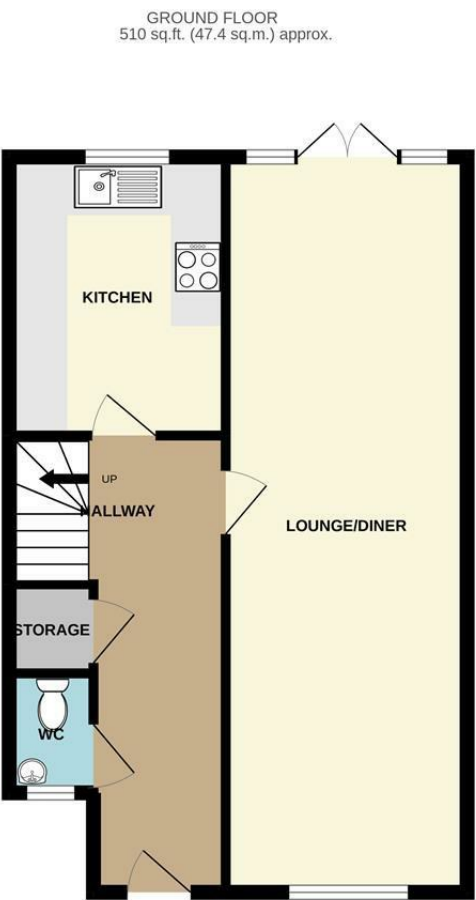
## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue directly over and into the village of Breaston. Follow the road for some distance and upon entering the village centre turn left into Bourne Square, following the road round where the property can be found as identified by our for sale board.

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TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.