Robert Ellis

*look no further...*

Draycott Road,
Breaston, Derbyshire
DE72 3DB

**£425,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS AN EXTENDED PROPERTY WHICH NOW PROVIDES FOUR DOUBLE BEDROOM AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION, WITH A LARGE SOUTH FACING GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this substantial four double bedroom property which over recent years was extended by the current owner to create spacious ground floor living accommodation, as well as the four double bedrooms with there being an en-suite to the main bedroom. The property is positioned on a large plot with level south facing gardens to the rear and for the size and layout of the accommodation and privacy of the gardens to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by Breaston village and to those offered by Long Eaton which is only a short drive away, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall, with doors leading to the lounge which has a feature fireplace incorporating a log burning stove, there is a second sitting room, the open plan living/dining kitchen which has Shaker style units and French doors leading out to the private rear garden, there is a study/office, utility room and ground floor/w.c. To the first floor the landing leads to the four double bedrooms, with the master bedroom having a fully tiled en-suite shower room and there is the main bathroom, which is again fully tiled, and has a shower over the bath. Outside there is block edged pebbled parking for two vehicles at the front of the house, a further pebbled area at the side and at the rear the large south facing garden has a patio, lawned areas, borders and the garden is kept private by having fencing and hedging to the boundaries.

Breaston village has a number of local shops including a Co-op convenience store, there are schools for younger children, three local pubs, a bistro restaurant and several coffee eateries, healthcare and sports facilities including several local golf courses, walks in the open picturesque surrounding countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away from the house, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Front Door
A stylish composite front door with an inset opaque glazed panel and an up and down side light leading to:

## Reception Hall
Stairs with panelling to the lower parts of the walls leading to the first floor, oak panelled doors leading to the lounge and to the sitting room, Karndean style flooring which extends into the sitting room.

## Lounge
12'2 x 11'5 approx (3.71m x 3.48m approx)
Double glazed window to the front, log burning stove set in the chimney breast with a wooden mantle over and a slate slabbed hearth, radiator and a TV aerial point.

## Sitting Room
15'7 x 9'7 approx (4.75m x 2.92m approx)
Double glazed window to the front, Karndean style flooring, the boiler is housed in a built-in cupboard which has an oak panelled door and there are oak panelled doors leading to the living/ dining kitchen and the utility room.

## Dining/Living Kitchen
19'3 x 15'7 max approx (5.87m x 4.75m max approx)
The kitchen area is fitted with grey Shaker style units having brushed stainless steel fittings and includes an L shaped work surface with cupboards and drawers below, space for a cooking Range with a back plate and hood over, further work surface with cupboard and drawers beneath, housing for an American style fridge/freezer with a pull out racked unit to the left hand side and a shelved cupboard to the right with a cupboard over, matching eye level wall cupboards, tiling to the walls by the work surface areas, a 1½ bowl sink with a mixer tap set in a central island with an eating area to one side and cupboards and an integrated dishwasher below and three pendant drop lights over the central island, feature radiator, recessed lighting to the ceiling, Karndean style flooring, double glazed French doors with matching side panels leading out to the rear garden, two Velux windows and recessed lighting to the vaulted ceiling, feature brickwork to one wall and an oak panelled door leads to an under-stairs storage cupboard and there is an oak door to the office.

## Utility Room
15' (4.57m)
The utility room is fitted with a stainless steel sink having a mixer tap set in a work surface with a cupboard and spaces for an automatic washing machine and tumble dryer below with tiling to the walls by the work surface area, panelled UPVC door leading out to the side of the property, Karndean style flooring, cloaks hanging, recessed lighting to the ceiling, an X-pelair fan and oak panelled door leading to:

## Cloaks/w.c.
Having a white low flush w.c. and hand basin with a mixer tap, cupboard under and tiled splashback, radiator, X-pelair fan, Karndean style flooring and an opaque double glazed window with a fitted blind.

## Office/Study
7'9 x 5'4 approx (2.36m x 1.63m approx)
Double glazed window to the rear, Velux window and recessed lighting to the vaulted ceiling, Karndean style flooring and a radiator.

## First Floor Landing
Panelling to the lower parts of the walls on the landing, hatch to the loft and oak panelled doors leading to:

## Bedroom 1
15'9 max x 9'7 approx (4.80m max x 2.92m approx)
Double glazed window with open views to the front, aerial point and power point for a wall mounted TV and oak panelled door to:

## En-Suite
The en-suite to the main bedroom is fully tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, low flush w.c. and hand basin with a mixer tap, drawer below and mirror fronted cabinet with lighting to the wall above, opaque double glazed window, feature ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2
12'3 x 11'5 approx (3.73m x 3.48m approx)
Double glazed window to the front and a radiator.

## Bedroom 3
10'7 x 9'2 approx (3.23m x 2.79m approx)
Double glazed window to the rear and a radiator.

## Bedroom 4
9'6 x 6'6 approx (2.90m x 1.98m approx)
Double glazed window to the rear and a radiator.

## Bathroom
The main bathroom is fully tiled and has a white suite including an L shaped bath with a Mira shower over and a glazed protective screen, low flush w.c. and a hand basin with a mixer tap, double cupboard under and mirror to the wall above, feature ladder towel radiator and Karndean style flooring.

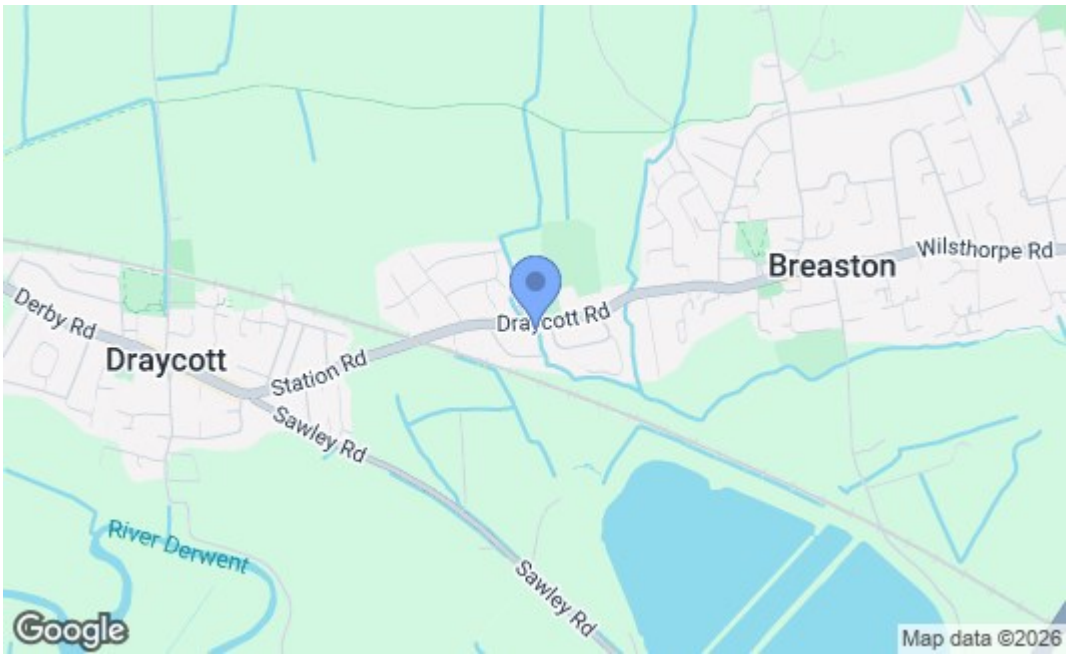
## Outside
At the front of the property there is a block edged pebbled driveway which provides off road parking for two vehicles and to the left hand side of the house there is a further pebbled area which provides an ideal place to store bins and other items and there is a rockery border which overlooks the brook running along the side of the plot with a wrought iron gate and fencing providing access to the rear garden, there is a wall to the left and front boundaries and natural screening to the right hand side.

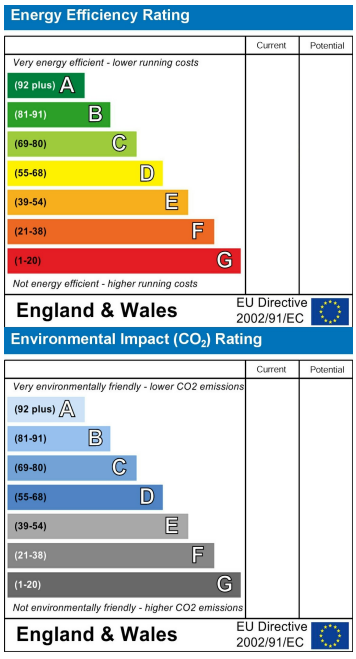
The rear garden is an important feature of this lovely home with there being a slabbed patio and pathway extending around the the house to the door leading out from the utility room at the side, there is also a pebbled area and wrought iron gate and fencing providing access to the front of the house. There is a path which runs to the bottom of the garden with large lawned areas to either side with there being established borders and at the bottom of the garden there is a barked area and shed and there is a fenced vegetable garden to the bottom right hand corner and a concrete base for a shed, greenhouse or similar outdoor building. The garden is kept private by having fencing to the left hand boundary and hedging to the rear and right hand boundaries. There are up and down lights at the rear of the house, security lighting at the side, external power points are provided and there is an outside tap.

## Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston and after going through the centre of Breaston the property can be found on the left hand side.
9256MP

## Council Tax
Erewash Borough Council Band B

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1mbps
Phone Signal – EE, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No




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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818