Robert Ellis

*look no further...*

Thorntree Close,
Breaston, Derbyshire
DE72 3FH

**£525,000 Freehold**

THIS IS A HIGHLY APPOINTED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A CORNER PLOT IN THIS MOST SOUGHT AFTER LOCATION OF BREASTON VILLAGE.

Robert Ellis are pleased to be instructed to market this three double bedroom detached bungalow which is situated on a good size corner plot with landscaped gardens to both the front and rear. The property is highly appointed throughout and we recommend to see the extent of the accommodation and quality of the fittings, interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and with the way the property has been maintained and updated over the years, it is ready for immediate occupation by a new owner without having to carry out any work whatsoever. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops and other amenities and facilities, to excellent transport links and to Long Eaton where there are many more retail outlets, all of which have helped to make this a very popular and convenient place for people to live.

The property was originally built by Westerman Homes and has only had one owner since being constructed and has an attractive facia brick to the external elevations, all under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hallway that leads to the lounge, from which there are sliding glazed doors leading into the conservatory which overlooks the rear garden. The kitchen is positioned at the front of the bungalow and this is exclusively fitted with extensive ranges of wall and base units and integrated appliances, there are three bedrooms, one of which is currently used as a dining room and the two other bedrooms are both fitted with ranges of quality built-in wardrobes and other bedroom furniture. The master bedroom has a shower room en-suite and there is a fully tiled main bathroom which has a white suite complete with a mains flow shower over the bath. From the hallway there is access via a ladder to the roof space which is boarded and currently has a model railway network running around the loft space which may be a hobby of interest to a new owner. Outside there is a double brick detached garage positioned at the rear of the property and a wide block paved driveway at the side which provides off road parking for several vehicles. At the front of the bungalow there is a astroturf lawn which helps to keep maintenance of this garden area to a minimum and at the rear there is a very private garden which has a block paved patio leading onto a lawn with established borders to the sides and the garden is kept private by having a wall to the left hand boundary and fencing running along the rear. There is a winter storage area for plants behind the garage and further storage space running along the left hand side of the bungalow.

Breaston is an award winning village and has a number of local shops with Asda, Tesco and Aldi stores and many other retail outlets being found in Long Eaton, there are three local pubs, a bistro restaurant and various coffee eateries, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1, 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.

Wood grain effect UPVC front door with two inset ornate leaded opaque glazed panels and a matching side panel leading to:

## Reception Hall
Radiator with shelf over, double built-in airing/storage cupboard which houses the Worcester Bosch boiler, cornice to the wall and ceiling, hatch to the loft which is boarded and currently has a model railway in the attic space and cornice to the wall and ceiling.

## Lounge/Sitting Room
16' x 12' approx (4.88m x 3.66m approx)
The main reception room is positioned at the rear of the bungalow and has a double glazed sliding door and a matching glazed side panel leading to the conservatory, coal effect gas fire set in a Minton tiled surround and hearth, cornice to the wall and ceiling and a radiator.

## Conservatory
12' x 9'2 approx (3.66m x 2.79m approx)
The conservatory has a hardwood frame and roof and has double opening double glazed French doors leading out to the private gardens, double glazed windows to three sides, a polycarbonate roof, radiator and fitted blinds to the windows and doors.

## Kitchen
11'9 x 9'2 approx (3.58m x 2.79m approx)
The kitchen is exclusively fitted with cream gloss units with brushed stainless steel fittings and includes an enamel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has spaces below for an automatic washing machine, tumble dryer and dishwasher with corner cupboards which have pull out carousels, drawers and a bin cupboard, integrated upright fridge/freezer, pull out racked pantry style cupboard, full height broom cupboard with a fitted shelf, three Bosch ovens with a drawer below and cupboard over, matching eye level wall cupboards with lighting below, hood to the cooking area, tiling to the walls by the work surfaces and cooking areas, double glazed leaded window with fitted blind to the front, Karndean flooring, recessed lighting to the ceiling and a plinth warm air heater.

## Bedroom 1
15'2 reducing to 13'7 x 10'9 approx (4.62m reducing to 4.14m x 3.28m approx)
The main bedroom is positioned at the rear of the bungalow and this has a double glazed leaded window with fitted blinds to the rear, double wardrobes with drawers below and bedside units to either side of the bed position, back panel to the bed position and cupboards over, further range of built-in wardrobes and a dressing table to the side with drawers under and cupboards above, radiator, recessed lights to the ceiling and a Hive control panel for the central heating system.

## En-Suite Shower
The en-suite to the main bedroom is fully tiled and has a corner shower with a mains flow multi jet shower system, shower boarding to two walls and curved glazed doors and protective screens, hand basin with a mixer tap set on a surface with cupboards and drawers beneath and a mirror to the wall above, low flush w.c., chrome ladder heated towel radiator, Velux style window to the ceiling and tiled flooring.

## Bedroom 2
14'7 x 12'2 reducing to 9'5 approx (4.45m x 3.71m reducing to 2.87m approx)
Double glazed leaded window with fitted blind to the front, two double wardrobes and drawer units to either side of the bed position with a fitted headboard with cupboards over, a further range of built-in wardrobes and a radiator.

## Bedroom 3
11'2 x 7'8 approx (3.40m x 2.34m approx)
The third bedroom is currently used as a dining room and has a double glazed leaded window with fitted blinds to the front, radiator and cornice to the wall and ceiling.

## Bathroom
The main bathroom is fully tiled and has a white suite including a panelled bath with a mains flow shower over and a glazed protective screen, low flush w.c. and hand basin with mixer tap set in a surface with cupboards under and a mirror to the wall above, chrome heated ladder towel radiator, tiled flooring, recessed lighting to the ceiling, X-pelair fan and an opaque glazed leaded window with a fitted blind.

## Outside
At the front of the property there is an astroturf lawn which helps to keep maintenance to a minimum and brick edged borders to the sides and an agapanthus climbing plant to the front elevation, a wide block paved driveway leads down the right hand side of the property with there being a pair of wrought iron gates to allow vehicles access and a pedestrian gate to the side. There is an outside light and external water supply at the side of the bungalow and there is trellis fencing to the right hand boundary.

The rear garden is a particularly important feature of this lovely home and there is a block paved patio with a retractable awning to the immediate rear of the bungalow which leads onto a lawned garden which has block edging, there is a patio with a pergola over and to the sides of the lawn and patios there are established beds which provide a beautiful display during the spring and summer. The garden is kept private by having a brick wall with borders to the left hand side and there is quality fencing running along the rear boundary. Behind the garage there is a purpose made plant storage area to house pots during winter months and this can be opened to allow access to the plants that are stored in this area. To the left hand side of the bungalow there is a pathway which provides an ideal storage space between the bungalow and the boundary wall.

## Garage
17'7 x 6'7 approx (5.36m x 2.01m approx)
The double detached garage is positioned at the rear of the bungalow and has a pitched tiled roof, an electrically operated up and over door at the front, a door with an inset glazed panel and a window to the side, fitted bench with a vice, storage in the roof space and power and lighting is provided.

## Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn left on the bend into Longmoor Lane, proceed for a short distance and turn left into Thorntree Close.
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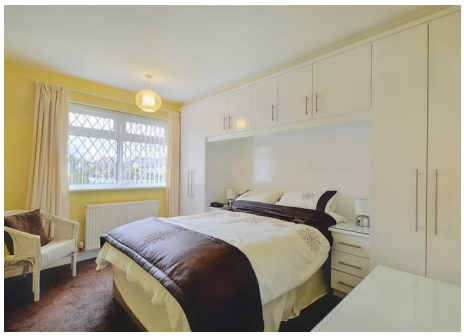
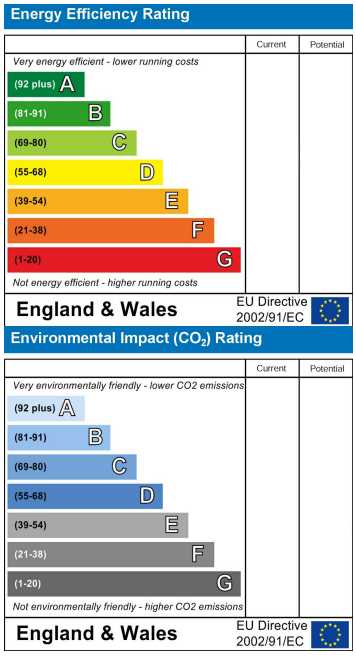
## Council Tax
Erewash Borough Council Band E






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.

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