Robert Ellis

look no further...

Shirley Crescent,
Breaston, Derbyshire
DE72 3BZ

Price Guide £330-335,000

Freehold

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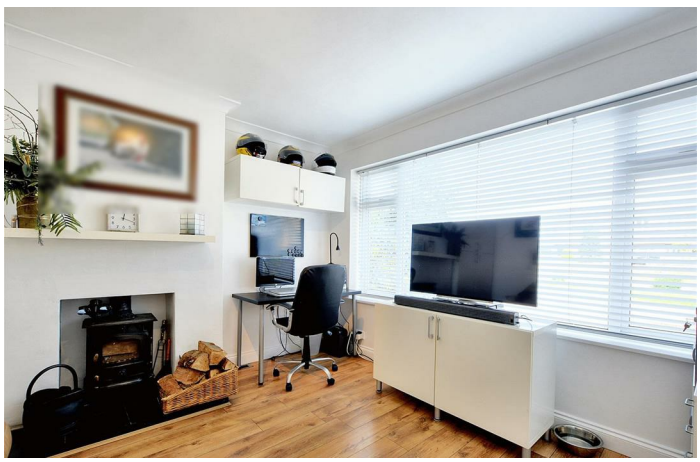
SITUATED ON A QUIET CUL-DE-SAC IN BREASTON, THIS SEMI-DETACHED EXTENDED PROPERTY PROVIDES THREE BEDROOM ACCOMMODATION WITH A LARGE CORNER GARDEN TO THE REAR

Being located on Shirley Crescent, which is a quiet road with similar properties, this semi- detached chalet style three bedroom house provides a home in a lovely setting that we are sure will suit the requirements of a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home in this most popular area. The property is sat on a large corner plot and the garden, which is enclosed and private, has been beautifully landscaped by the current owners. Breaston is an award winning village situated between Nottingham and Derby which offers a number of local amenities whilst those provided by Long Eaton are only a short drive away as are excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from the road with car standing at the front and being constructed of brick with the front being relived by tiling and stone work under a pitched tiled roof, the well proportioned accommodation included derives the benefits of gas central heating and double glazing. In brief the house comprises of a reception hall, off which there is a door taking you to the through to the extended lounge/diner which includes a dining area and from the lounge there are two double opening French glazed doors leading out to the garden. Also off the hallway, is a family room which could be utilised as a snug lounge with a dual fuel burner, a study or play room. The breakfast kitchen which has extensive ranges of wall and base units and from the kitchen there is are french doors leading out to the rear garden. To the first floor the landing leads to the three good size bedrooms and the bathroom which is complete with a shower over the bath. Outside there is a detached brick garage to the left of the house, a long block-paved drive at the front and access to the rear is provided through a fenced gate to the left of the house which leads to a pathway. The garden spans approx 87ft wide to 55ft long and has a patio area perfect for outdoor entertaining, leading onto a lawned garden with a decked seating area to the right hand corner. To the rear of the garden, there is a handy shed and seperate log storage/planting shed.

Shirley Crescent is a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda and Tesco superstores along with many other retail outlets and the excellent 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.



Hallway
5'8 x 12'8 approx (1.73m x 3.86m approx)
With a wooden front door with inset obscure glazed panels and double glazed windows to the side, radiator, oak finished floor, ceiling light and doors to:

Family Room
11'8 x 14'4 approx (3.56m x 4.37m approx)
The family room which is a versatile space and could be used as a seperate snug/study or play room has UPVC double glazed window to the front, oak finished laminate floor, radiator, ceiling light, fireplace with a dual burner and slate tiled hearth, coving.

Extended Lounge/Dining Room
14'7 x 21' approx (4.45m x 6.40m approx)
The extended lounge and dining room has dual aspect UPVC French doors to the rear, oak finished flooring, ceiling spotlights, radiator and coving.

Breakfast Kitchen
18' x 11'4 approx (5.49m x 3.45m approx)
The breakfast kitchen has UPVC double glazed French doors to the rear, vinyl cushion floor, radiator, two ceiling lights, white gloss wall and base units with black work surfaces over and acrylic splashbacks, oak finished flooring, LED lights to the kickboards, Rangemaster cooker with a five ring gas hob and Rangemaster extractor above, understairs cupboard, breakfast bar, inset circular stainless steel sink and drainer with swan neck mixer tap, built-in dishwasher and washing machine.

First Floor Landing
6'8 x 8'7 approx (2.03m x 2.62m approx)
The landing has a UPVC double glazed window to the rear, carpeted flooring, ceiling light, loft access hatch and doors to:

Bedroom 1
10'9 x 11'4 approx (3.28m x 3.45m approx)
The main bedroom has a UPVC double glazed window to the front, carpeted flooring, ceiling light and a radiator.

Bedroom 2
10'9 x 10'9 approx (3.28m x 3.28m approx)
The second bedroom has a UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator and coving.

Bedroom 3
7'1 x 6'8 approx (2.16m x 2.03m approx)
The third bedroom has a UPVC double glazed window to the rear, carpeted flooring, ceiling light and a radiator.

Bathroom
6'8 x 6'5 approx (2.03m x 1.96m approx)
The family bathroom has an obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, spa bath with mains fed shower above, built-in storage cupboards, inset sink and w.c., chrome towel radiator.

Outside
Set in the corner of a quiet cul-de-sac, there is a long block paved drive providing ample off street parking to the front leading to the detached brick built garage. To the rear the garden extends to three sides which is approx 87' x 53' with a sunny and tranquil landscaped patio area, lawned area, and decking directly outside the french doors. This garden is perfect for outdoor entertaining and living. With a shed, seperate log store and ample storage, this garden is sure to tick off all all aspects of potential buyers' garden wish-lists. With ample space, it could easily house an outdoor office if so wished. This must be viewed to be appreciated!

Garage
20' x 9'4 approx (6.10m x 2.84m approx)
Brick built detached garage, power and lighting, metal up and over door to the front.

Directions
Proceed out of Long Eaton along Derby Road and continue across Wilsthorpe island and into the centre of Breaston village. Take the right hand turning onto Stevens Lane where Shirley Crescent is a turning on the right hand side.
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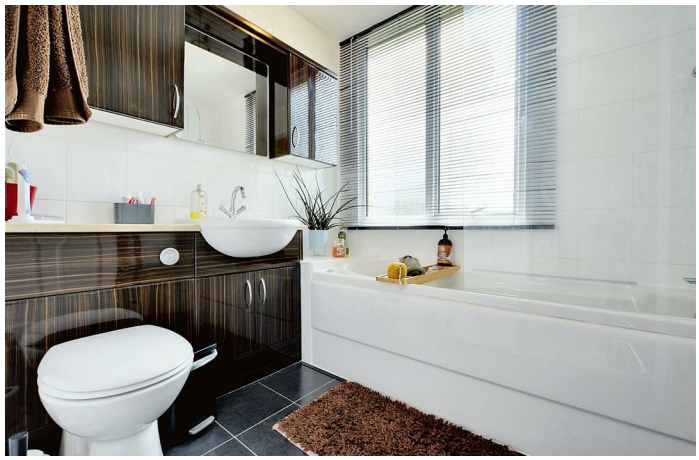
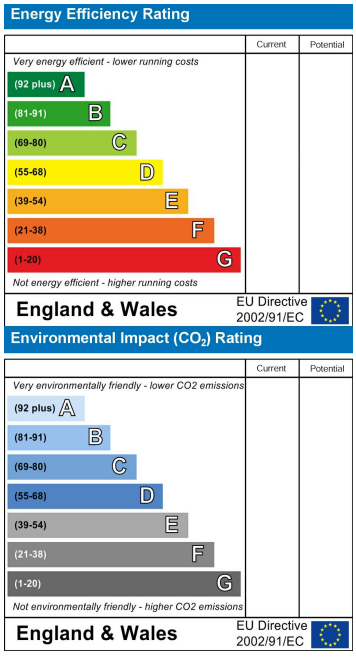
Council Tax
Erewash Borough Council Band C





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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