Robert Ellis

look no further...

Thorntree Close,
Breaston, Derbyshire
DE72 3FH

£425,000 Freehold

THIS IS AN IMMACULATELY MAINTAINED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are pleased to be instructed to market this three double bedroom detached bungalow which is being sold with the benefit of NO UPWARD CHAIN. The property has been highly maintained throughout and it is ready for people to move into straight away without having to carry out any work whatsoever. For the extent of the accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves. The property is located on the edge of Breaston village which is a very popular semi rural location situated between Nottingham and Derby, which provides a number of local amenities and facilities and is close to excellent transport links, 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 an attractive facia brick and part rendering to the external elevations all under a pitched tiled roof. The spacious accommodation derives the benefits from having gas central heating and double glazing and includes a fully enclosed porch leading through an internal door to the reception hall, off which there is the lounge/sitting room which has a feature fireplace and double glazed windows to the front, the breakfast kitchen is extensively fitted with wall and base units and has integrated appliances and there is an external door from the kitchen leading to the car port which runs along the side. Two of the three double bedrooms have ranges of built-in bedroom furniture with the second bedroom having a door leading out to the private rear garden and a third bedroom is currently used as a dining room. The master bedroom has a shower room en-suite and there is the main bathroom which is fully tiled and has a shower over the bath. Outside there is the car port running along the right hand side of the property which is over 30' in length and connects to the detached brick garage which is positioned at the rear, the front garden has been designed to keep maintenance to a minimum with there being low level walls to the three boundaries and double wrought iron gates leading on to the drive and at the rear there is a private garden which has again been designed to keep maintenance to a minimum and provides several places for people to sit and enjoy outside living.

Breaston village offers a number of local shops, there are three local pubs, various coffee eateries and a bistro restaurant while there are many shopping facilities found in the nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, which is literally only a few minutes drive away, 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.

Porch
Enclosed porch with a stylish composite front door with two inset double glazed leaded panels and a matching side panel, radiator, Karndean flooring, wall light, panelling to the ceiling and a double glazed window with a fitted blind to the side and an opaque double glazed door with matching side panel leading to:

Reception Hall
The hallway has a double built-in airing/storage cupboard which houses the Valliant boiler, hatch with ladder leading to the loft space which has a light and is boarded, radiator and cornice to the wall and ceiling.

Lounge/Sitting Room
14'5" x 12'9" approx (4.4m x 3.9m approx)
Two double glazed leaded windows with fitted blinds to the front, feature coal effect gas fire set in an Adam style surround with inset and hearth, radiator and cornice to the wall and ceiling.

Breakfast Kitchen
12' x 8' approx (3.66m x 2.44m approx)
The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, drawers, space for a fridge, telescopic towel rails and a Miele automatic washing machine below, four ring hob set in a work surface with cupboards under, Neff oven and a Neff combination oven with drawers below and a cupboard above, upright storage cupboard which could provide the housing for an upright fridge freezer, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, two double glazed leaded windows with fitted blinds to the front, radiator, Karndean flooring and a half opaque leaded double glazed door to the side.

Bedroom 1
13'9" x 10'9" approx (4.2m x 3.3m approx)
The main bedroom has a double glazed leaded window with blinds to the rear, wardrobes providing hanging space having mirror fronted doors with drawers under and there are bedside drawer units to either side of the bed position with a fitted headboard and a matching fitting over, further range of built-in wardrobes providing hanging space and shelving with a dressing table having a mirror to the wall above, radiator, aerial and power point for a wall mounted TV, matching stand alone drawer unit, cornice to the wall and ceiling and a radiator.

En-Suite
The en-suite to the main bedroom is half tiled and has a corner shower with a mains flow shower system, shower boarding to two walls a protective pivot door and screen, pedestal wash hand basin and a low flush w.c., radiator, Karndean style flooring, double wall mounted cabinet with a towel rail below, mirror to the wall above the sink and an extending shaver mirror, radiator, opaque leaded double glazed window and an extractor fan.

Bedroom 2
14'1" x 10'9" plus wardrobes to 9'6" approx (4.3m x 3.3m plus wardrobes to 2.9m approx)
The second bedroom has a half double glazed leaded door and a double glazed leaded window with fitted blinds leading and looking out to the rear garden, wardrobes and drawer units to either side of the bed position with cupboards over and a radiator.

Bedroom 3
13'9" to 10'9" x 7'10" approx (4.2m to 3.3m x 2.4m approx)
The third bedroom is currently used as a dining room but is a double bedroom with a double glazed leaded window to the side, radiator and cornice to the wall and ceiling.

Bathroom
The main bathroom is fully tiled and has a light coloured suite having a panelled bath with hand rails and a mixer tap/shower with a protective shower screen, pedestal wash hand basin with mixer tap and a low flush w.c., opaque double glazed window with a blind, radiator, mirror fronted cabinet, extractor fan and a wooden towel rail and matching toilet roll holder.

Outside
At the front of the property there is a tarmacadam area which has been designed to help keep maintenance to a minimum and there is a drive running down the right hand side of the bungalow to the car port and garage. There is a wall to the front and side boundaries and double wrought iron gates leading from the road onto the drive and car standing area.

The rear garden has again been designed to help keep maintenance to a minimum with there being various slabbed patio areas providing several places for owners and friends to sit and enjoy outside living, there is a border along the rear, there is a good quality shed with power provided positioned behind the garage and the garden is kept private by having fencing to the boundaries.

Car Port
36' x 8'6 approx (10.97m x 2.59m approx)
The car port extends along the right hand side of the property and provides a covered parking area or place to dry clothing or for storage and there is lighting, an outside water supply and a gate between the garage and bungalow leading to the rear garden.

Garage
17' x 8'6 approx (5.18m x 2.59m approx)
The garage has an electrically operated up and over door to the front with a half double glazed door leading out to the rear garden, storage in the roof space, power and lighting and there is a Bosch upright freezer which will remain at the property when it is sold.

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.
7482AMMP

Council Tax
Erewash Borough Council Band E

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.

TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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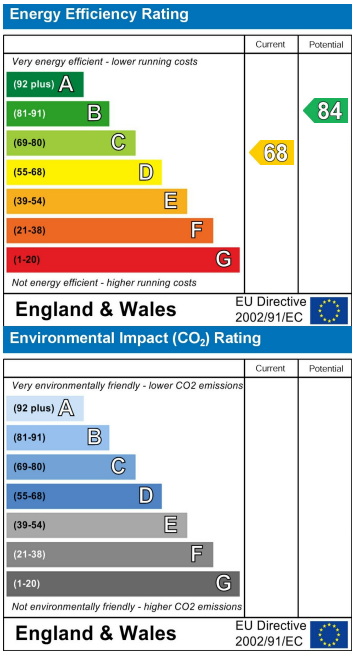

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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