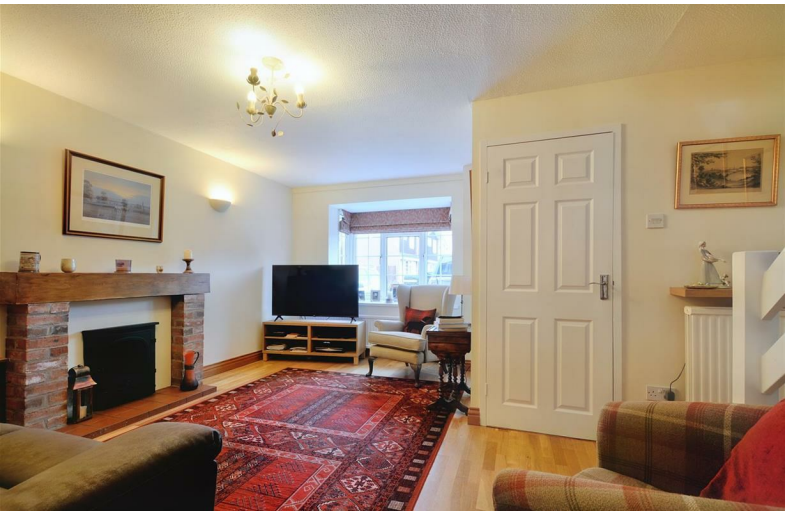
Robert Ellis

look no further...



Churchill Close,
Breaston, Derbyshire
DE72 3UD

£345,000 Freehold

THIS IS A DETACHED FOUR BEDROOM HOME SITUATED IN THIS SOUGHT AFTER LOCATION WHICH HAS VIEWS OVER OPEN FIELDS TO THE REAR AND IS CLOSE TO THE CENTRE OF BREASTON VILLAGE.

Being situated on Churchill Close, this gable fronted detached property offers three or four bedroom accommodation which is tastefully finished throughout and has a lovely open plan feel to the ground floor living space with there being a garden/sitting room which connects the main living accommodation to the private and sunny garden at the rear. Over recent years the property has had the kitchen re-fitted and bi-folding doors installed which provides access from the dining area into the garden room, there is a shower room to the first floor which could easily have a bath re-fitted if this was preferred and as people will see when they view the property, two of the bedrooms at the front have been combined so there is currently a dressing area off one of the larger bedrooms, but a wall could be reinstated so the property returns to being a four bedroom property, if this was preferred by a new owner. The property is well placed for easy access to the amenities and facilities provided by Breaston village which includes schools for younger children, a number of shops, while other amenities and all the facilities provided by Long Eaton are only a short drive away.

The property is constructed of brick to the external elevations under a pitched tiled roof and the light and airy accommodation derives all the benefits of gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall which has a ground floor w.c. off, a large lounge/sitting room with a box bay window to the front and a feature fireplace and from this main living room there are folding doors leading into the dining/living kitchen which has extensive ranges of Shaker style wall and base units and integrated appliances and there are the bi-folding doors leading into the conservatory, from which there are French doors leading out to the rear garden. To the first floor the landing leads to the four bedrooms and a shower room which has a large walk-in shower. Outside there is a detached brick garage with double opening doors at the front, a block paved driveway and parking area at the front which extends down the right hand side of the house to the garage and there is a private rear garden which has been landscaped and designed to keep maintenance to a minimum with there being Indian sandstone patios, a stoned area with a central bed and further beds to the side and behind the garage with fencing and natural screening to the boundaries.

As previously mentioned Breaston provides schools for younger children, local shops, various coffee eateries, three local pubs and a bistro restaurant, healthcare and sports facilities which include several local golf courses, further shops can be found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets as well as schools for older children 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 easy access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an outside light and a wood grain effect composite front door with inset leaded glazed panels leads to:

Reception Hall
Having cloaks hanging.

Cloaks/w.c.
The ground floor w.c. has a newly fitted low flush w.c. and a hand basin with a mixer tap and cupboard under, opaque double glazed window and a radiator.

Lounge/Sitting Room
17'6 x 15'10 approx (5.33m x 4.83m approx)
Double glazed box bay window to the front, coal effect gas stove set in a feature fireplace with a wooden mantle over, brick pillars to either side and a tiled hearth, engineered oak flooring, two radiators, stairs with balustrade leading to the first floor and a folding doors through into the dining/living kitchen.

Dining/Living Kitchen
15'2 x 11'6 approx (4.62m x 3.51m approx)
The kitchen has been re-fitted with cream Shaker style units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap, automatic washing machine, cupboards, integrated dishwasher and drawers below, double oven with drawers under and cupboard above, housing for a fridge/freezer with cupboard over, matching eye level wall cupboards with the boiler being housed in one of the wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, LVT style flooring, radiator, double glazed window to the rear and bi-folding doors leading from the dining area into the garden room and a built-in storage cupboard beneath the stairs.

Conservatory
9'7 x 9'2 approx (2.92m x 2.79m approx)
The conservatory has a solid roof and provides an additional sitting room that can be used throughout the year and has double glazed double opening French doors leading out to the rear garden, double glazed windows to the rear and sides, tiled flooring and a radiator.

First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing, copper lagged tank enclosed in an airing/storage cupboard and hatch to the loft.

Bedroom 1
12'3 x 9' approx (3.73m x 2.74m approx)
Double glazed window to the front and a radiator.

Bedroom 2
11'5 x 8'9 approx (3.48m x 2.67m approx)
Double glazed window to the front, radiator, picture rail to the walls, shelved recess and there is an opening between this bedroom and the adjacent bedroom at the front which has created a dressing/study area to the larger bedroom, but a wall could easily be reinstated between the two rooms if a new owner wanted to retain four bedrooms.

Bedroom 3
11'5 x 8'9 approx (3.48m x 2.67m approx)
This bedroom is currently used as the main bedroom and has a double glazed window to the rear with views over open fields and a radiator.

Bedroom 4
8'7 x 5'8 approx (2.62m x 1.73m approx)
Double glazed window to the rear with views over open fields and a radiator. This room is currently used as a dressing room

Shower Room
The shower room has a large walk-in shower with a Mira sport shower, tiling to the walls and a sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap, low flush w.c., mirror fronted cabinet, tiling to the walls by the sink and w.c. areas, chrome ladder towel radiator with rail over and recessed lights to the ceiling.

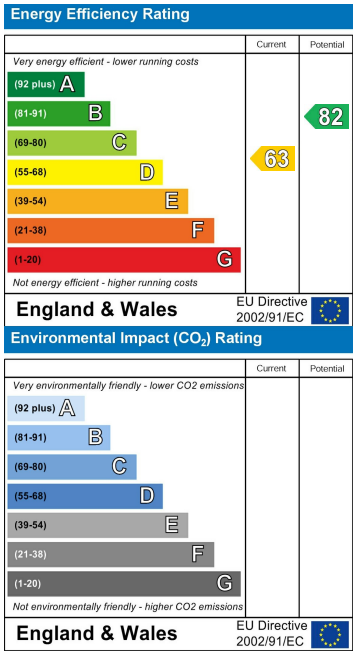
Garage
18'2 x 8'4 approx (5.54m x 2.54m approx)
The brick built garage is positioned at the rear of the house and has powder coated aluminium double opening doors to the front, double glazed window to the rear and power and lighting is provided.

Outside
At the front of the property there is a block paved drive and off road car standing area with there being a brick edged border with established planting to the left hand side and to the right the block paved driveway has double opening wooden gates and leads to the garage which is positioned at the rear of the house. To the left of the property there is a further gate which provides access along the left hand side of the property to the rear.

The rear garden has been landscaped and designed to help keep maintenance to a minimum and there is an Indian sandstone patio to the immediate rear and side of the house with a path leading to a further Indian sandstone patio at the bottom of the garden, there is a pebbled area with a central bed and further beds to the right hand side and behind the garage with the garden being kept private by having fencing and natural screening to the boundaries. There is an outside water supply and external lighting provided.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for some time passing the Co-op on the right and turn right into Stevens Lane and follow the road round to the left into Holmes Road and right into Churchill Close.
7236AMMP

Council Tax
Erewash Borough Council Band D



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