Robert Ellis

look no further...







Park Street,
Breaston, Derbyshire
DE72 3AD

£365,000 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea



THIS IS A STUNNING, FULLY REFURBISHED AND EXTENDED PROPERTY PROVIDING HIGHLY APPOINTED THREE DOUBLE BEDROOM ACCOMMODATION WHICH INCLUDES A NEW MASTER BEDROOM SUITE, WITH THE HOUSE BEING LOCATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this fully refurbished three double bedroom property which has been extended into the attic space to create a master bedroom with an en-suite shower room/w.c. The property has been finished to the highest standard throughout and for the size and layout of the accommodation and quality of the workmanship which has been undertaken to be seen, it is important that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. As people will see when they view the property, it has been re-wired throughout, had new windows and external doors fitted, there is new internal joinery, the walls have had insulated boarding fitted to the inside of the external walls and the house has been re-plastered throughout, there is a brand new exclusively fitted kitchen and luxurious bathrooms installed, tasteful internal decoration, new floor coverings throughout and landscaped gardens extending from the front, to the side and rear of this gorgeous home.

The property stands back from the road with a large garden area at the front with extensive car parking to the left hand side and being constructed of brick under a new pitched roof with a dormer at the rear, the tastefully finished accommodation derives all the benefits from the new gas central heating system and new double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a reception hall with a ground floor w.c. off, there is the lounge positioned at the front of the house and at the rear the living/dining kitchen which has an exclusively fitted kitchen area with pebbled coloured units and quartz work surfaces with several integrated appliances and from the living/dining area there are aluminium bi-fold doors leading out to the private rear garden. To the first floor the landing leads to two double bedrooms and the luxurious bathroom which has a white suite complete with a mains flow shower system over the bath and there is a study area from which a flight of stairs take you to the second floor. On the second floor there is the landing with a door leading into the main bedroom suite which has windows to the rear and an en-suite shower room/w.c. with the shower again being a mains flow system. Outside there is the garden and parking for at least three vehicles at the front and the landscaped gardens extend down the left hand side to the rear where there is a patio and astroturf lawn providing an easily maintained garden with several places to sit and enjoy outside living with the garden being kept private by having good quality fencing to the boundaries.

The property is within a few minutes walking distance of Breaston village where there are a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, healthcare and sports facilities which includes several local golf courses, Long Eaton is a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and schools for older children, walks in the surrounding picturesque countryside 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.





Front Door
Brand new stylish composite front door with two inset double glazed etched panels leading into:

Reception Hall
Stairs with hand rail leading to the first floor, double glazed window to the side, quality laminate flooring which extends through into the living/dining kitchen, radiator and panelled doors leading to the lounge, living/dining kitchen and ground floor w.c.

Ground Floor w.c.
Having a new low flush w.c. and hand basin with a mixer tap, splash-back and shelved cupboard below, opaque double glazed window to the side and quality laminate flooring.

Lounge
13'1 x 10'6 approx (3.99m x 3.20m approx)
Double glazed return bay window to the front, feature recess in the chimney breast, newly laid carpeted flooring, eight power points and a radiator.

Living/Dining Kitchen
14'11 plus cupboards x 10'4 approx (4.55m plus cupboards x 3.15m approx)
The newly created living/dining kitchen has been re-fitted and has sage green Shaker style units with brushed stainless steel fittings and quartz worksurfaces and includes a 1½ bowl sink and a four ring gas hob set in a central island with an integrated washing machine, dishwasher, cupboards and two wide drawers below, integrated eye level oven with cupboards above and below, an upright shelved pantry style cupboard and an integrated upright fridge/ freezer, full height double glazed feature window to the rear and a three panel aluminium bi-fold door system leading out to the private rear garden, radiator, quality laminate flooring extending across the whole of this living area, recessed lighting to the ceiling, an extractor fan over the cooking area and there are eight wall mounted power points in addition to the switches for the integrated appliances.

Understairs Storage Cupboard
There is a matching panelled door leading from the kitchen to the under-stairs storage cupboard which is where the new electric consumer unit is installed and there is a fitted unit with a shelf over housing the gas and electricity meters, quality laminate flooring and a power point in this storage area.

First Floor Landing
The newly carpeted stairs lead to the landing with a balustrade from the stairs onto the landing and there is a flight of stairs taking you to the second floor, opaque double glazed window to the side, radiator and panelled doors to the bedrooms, bathroom and study area.

Bedroom 2
10'10 x 10'10 approx (3.30m x 3.30m approx)
Double glazed window to the front, a feature original cast iron fireplace, radiator, six wall mounted power points and newly laid carpeted flooring.

Bedroom 3
10'10 to 8'3 x 10'5 approx (3.30m to 2.51m x 3.18m approx)
Double glazed window to the rear, radiator, ten wall mounted power points and newly carpeted flooring.

Study
7'8 x 5'5 approx (2.34m x 1.65m approx)
Double glazed window to the front, radiator, six wall mounted power points, the new Baxi boiler is mounted on the wall, new carpeted flooring and the a flight of stairs with a hand rail take you to the second floor.

Bathroom
The bathroom is brand new and has a white suite including a panelled bath with a mixer tap, a mains flow shower and aqua boarding to three walls, hand basin with a mixer tap set on a surface with a double cupboard below and a splash-back to the sink and surface area, a low flush w.c. with a concealed cistern and shelving to one side, chrome ladder towel radiator, quality laminate flooring, opaque double glazed window and an extractor fan.

Second Floor Landing
The newly carpeted stairs lead to the landing area which has a panelled door leading to:

Bedroom 1
15'4 x 12'2 approx (4.67m x 3.71m approx)
The master bedroom has a double glazed window to the rear, a radiator, access to the boarded roof storage space which has a light, there are six wall mounted power points and newly laid carpeted flooring.

En-Suite
The new en-suite to the master bedroom has a large walk-in shower with a mains flow shower system, aqua boarding to three walls and a sliding glazed door and protective screen, a low flush w.c. with a concealed cistern and hand basin with a mixer tap, splashback and double cupboard below, recessed lighting to the ceiling, an extractor fan, opaque double glazed window, chrome ladder towel radiator and quality laminate flooring.

Outside
The garden areas at the front, side and rear of the property have been landscaped and provide several areas to sit and enjoy outside living.

At the front of the property there is an Indian sandstone path leading to the front door and to a gate which provides access to the rear garden. In front of the house there is a mature garden with a central bed and paved pathway with a fence to the right hand boundary and a privet hedge to the front and there is a large Cotswold stone pebbled area to the left hand side of the path which provides parking for at least three vehicles, fencing to the left hand boundary and and fencing with a gate between the front and garden at the side of the property.

At the rear of the house there is a new patio leading onto an astroturf lawn which has a bed on the left hand side and a small bed at the bottom of the garden, there is fencing to the two side boundaries and the astroturf lawned area extends around the side of the house where there is a further good sized garden area with a further astroturf lawn, a new path extends from the rear to the side of the property and through the gate which provides access out to the front. There is an outside light at the rear of the house and an external tap by the gate at the side.

Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and the bridge into Breaston, taking the fifth turning on the right hand side into Belmont Avenue. Turn right into Grosvenor Avenue and left into Park Street.
9434MP

Agents Notes
There are AI photos on this property.

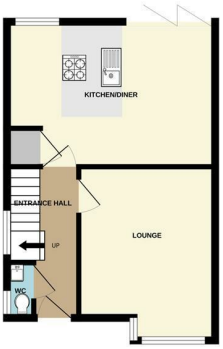
Council Tax
Erewash Borough Council Band B

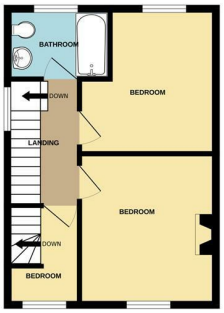
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – None
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 66mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

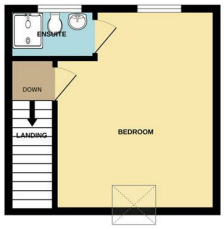








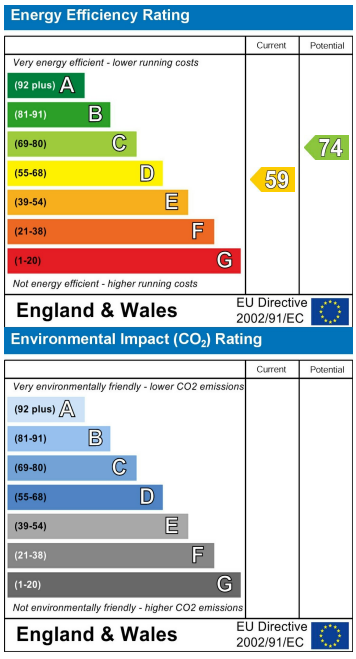












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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