



Harrimans Drive,  
Breaston, Derbyshire  
DE72 3AL

**£270,000 Freehold**



A TWO/THREE BEDROOM SEMI DETACHED BUNGALOW, FOUND IN A CUL-DE-SAC LOCATION WITHIN THIS DESIRABLE VILLAGE.

Robert Ellis are delighted to bring to the market this semi detached bungalow on Harrimans Drive which requires upgrading. Offering an extensive lawn rear garden which occupies two apple trees, this property cannot be missed. There are two/three bedrooms on offer with key benefits of the property that include an extension at the rear, multi fuel log burner, detached garage and parquet flooring in the hallway as well as a bay fronted bedroom. The bungalow is positioned with easy access to the centre of Breaston village where there are a number of shops, healthcare facilities and the village is within close proximity to excellent transport links.

The property is constructed of brick to the external elevations and is double glazed and boasts gas central heating from a combination boiler. The property accommodation briefly comprises of a hallway, two/three bedrooms, shower room, larger than original kitchen, living room to the rear which is the extension and an extensive rear garden, along with ample off road parking and detached single garage.

Breaston village has a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries with further shopping facilities found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are both state and independent schools for older children in Long Eaton, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is approximately 1 mile away from the property, 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.



### Entrance Hall

Entrance door to the front, parquet flooring and doors to:

### Bedroom 1

9'10 x 10'11 plus bay approx (3.00m x 3.33m plus bay approx)

Double glazed bay window to the front, radiator.

### Bedroom 2

9'10 x 9'11 approx (3.00m x 3.02m approx)

Double glazed window to the front, radiator.

### Bedroom 3/Sitting Room

10'10 x 11'10 approx (3.30m x 3.61m approx)

Double glazed window to the rear, radiator, built-in storage and multi fuel log burner.

### Shower Room

The wet room has a double glazed window to the side, pedestal wash hand basin, wall mounted shower, low flush w.c., pedestal wash hand basin, part tiled walls, cupboard with chrome heated towel rail.

### Kitchen

12'7 plus recess x 9'11 plus recess (3.84m plus recess x 3.02m plus recess)

Two double glazed windows to the side, wall and base units with work surface over, inset stainless steel sink and drainer, cushioned vinyl flooring, plumbing for a washing machine, pantry, double glazed window, solar tube sky light, space for a cooker and a fridge freezer.

### Lounge

12'10 x 13'10 approx (3.91m x 4.22m approx)

Double glazed patio doors to the rear, double glazed window to the side, radiator, gas fire and half mantle.

### Outside

To the front of the property there are gates leading to off road parking with a driveway leading down to the garage at the rear.

There is an extensive rear garden which is laid mainly to lawn having a range of shrubs to the borders, apple tree.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for some distance and Harrimans Drive can be found as a turning on the left.

7985AMCO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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.