



Carlin Close,
Breaston, Derbyshire
DE72 3EJ

£299,950 Freehold



A WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN BREASTON ON A CORNER PLOT.

Robert Ellis are delighted to bring to the market a bungalow situated in a cul-de-sac location and being sold with the benefit of no upward chain. The property is ready to move into and benefits from a lovely fitted kitchen and lounge with a conservatory off facing onto the rear garden. Being situated on a corner plot there are gardens to the front, side and rear and also benefiting from off the road parking and a detached garage. An internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The bungalow benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall with storage cupboard housing the gas central heating boiler, fitted kitchen, lounge, conservatory, two double bedrooms and shower room. As previously mentioned the bungalow sits on a corner plot and has gardens to three sides with off the road parking and a detached garage.

There are a number of local shops within Breaston village, three local pubs, a Bistro restaurant and coffee eateries while further shopping facilities can be found in nearby Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

UPVC double glazed front entrance door, radiator, storage cupboard housing the gas central heating boiler, access to loft and door to:

Kitchen

10'4 x 8'6 approx (3.15m x 2.59m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl inset sink and drainer with mixer tap over, tiled walls and splashbacks, two UPVC triple glazed windows, radiator, integrated eye level oven, gas hob and extractor hood over, plumbing for automatic washing machine and built-in fridge and separate freezer.

Lounge

17'6 x 10'8 approx (5.33m x 3.25m approx)

Gas fire with Adam style surround, two radiators, coving to ceiling, TV point and sliding doors to:

Conservatory

10'5 x 7'9 approx (3.18m x 2.36m approx)

UPVC double glazed windows and doors to the rear, power points and tiled floor.

Bedroom 1

12'10 x 10'7 approx (3.91m x 3.23m approx)

UPVC triple glazed window to the front, radiator, built-in wardrobes, cupboards and drawers, coving to ceiling and telephone point.

Bedroom 2

8'8 x 8'7 approx (2.64m x 2.62m approx)

UPVC triple glazed window to the front, radiator and built-in wardrobes.

Shower Room

Walk-in shower cubicle with shower from the mains having a vanity unit with sink, low flush w.c. and storage, tiled walls and splashbacks, tiled floor, radiator, UPVC triple glazed window to the side.

Outside

Situated on a corner plot with gardens to the front, side and rear. To the front there is a garden with lawn and borders full of mature shrubs and flowers, privately

enclosed with a hedged boundary. There is a block paved driveway and a ramp leading to the side where there is the entrance door and this could easily be removed if required. The driveway leads to the detached garage which is at the rear. To the side there is a garden with lawn and borders, full of mature shrubs, flower and trees and the garden is privately enclosed with a hedged boundary. To the rear there is a low maintenance garden with patio and borders having mature shrubs and flowers and privately enclosed with fenced boundaries.

Detached Garage

17'4 x 9'3 approx (5.28m x 2.82m approx)

Up and over door to the front, UPVC double glazed window and door to the side, light and power.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight across and into Breaston. Turn right into Risley Lane, second right into Rectory Road and right again into Carlin Close where the property can be found on the left.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.