Robert Ellis

look no further. . .

Harrimans Drive
Breaston, Derbyshire DE72 3AL

£425,000 Freehold

A TOTALLY RENOVATED AND REMODELLED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED ON A CORNER PLOT IN THIS POPULAR DERBYSHIRE LOCATION.

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS TOTALLY RENOVATED AND REMODELLED FOUR BEDROOM DETACHED FAMILY HOUSE POSITIONED ON A GENEROUS OVERALL CORNER PLOT LOCATED IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, spacious kitchen diner, ground floor bedroom, utility area and WC. The first floor landing then provides access to three bedrooms and a bathroom.

The property has undergone a total transformation both internally and externally, with a newly fitted kitchen, bathroom and ground floor WC. Creation of further space to the ground floor which double's up as either a ground floor double bedroom or additional reception room/office space. Also, new floor coverings throughout, total redecoration, as well as external landscaping.

The property is located in this highly regarded residential area within close proximity of the local village school, shopping facilities and amenities, both in the village and neighbouring town of Long Eaton. For those needing to commute, there are great transport links nearby, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal family home and one that is certainly ready to move into. We highly recommend an internal viewing.

ENTRANCE HALL
12'4" x 6'6" (3.76 x 2.00)
Feature central composite entrance door with full height double glazed window panels to either side of the door, decorative panelling to both sides of the hallway leading up to the first floor landing to dado height, feature radiator, decorative wood spindle contrasting balustrade, useful understairs storage, shelving and hanging space, LED spotlights, cloaks/storage cupboard. Laminate flooring, panel and glazed door through to the kitchen diner.

LIVING ROOM
13'4" x 10'9" (4.07 x 3.28)
Double glazed window to the front, decorative panelling, LED spotlights, feature radiator, laminate flooring, chimney breast incorporating double power socket for wall mounted TV. Opening through to the kitchen diner.

KITCHEN DINER
18'7" x 10'9" (5.67 x 3.28)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing and matching overhanging breakfast bar with space for three barstools, inset single sink and draining board with central swan-neck mixer tap, fitted four ring Samsung induction hob with extractor over, in-built eye level Smart control double oven, integrated dishwasher, pull-out bin storage, in-built fridge/freezer, vertical radiator, LED spotlights, double glazed French doors opening out to the rear garden. Opening through a separate dining area, with ample space for dining table and chairs, feature radiator, continuation of laminate flooring, LED spotlights, double glazed window to the rear overlooking the rear garden, panel and glazed doors lead back through to the hallway or into the utility area.

UTILITY AREA
Matching range of storage cabinets with further square edge work surfacing with multiple power points, LED spotlights. Tiled flooring, doors lead through to the ground floor bedroom and ground floor WC.

GROUND FLOOR WC
7'1" x 3'3" (2.17 x 1.00)
Modern white two piece suite comprising push flush WC, feature circular bowl wash hand basin, with freestanding mixer tap and pull-out storage drawers beneath. Continuation of the tiled flooring from the utility area, LED spotlights, extractor fan, obscure double glazed window to the rear.

GROUND FLOOR BEDROOM/RECEPTION ROOM
15'7" x 6'11" (4.76 x 2.13)
Double glazed window to the front, LED spotlights, radiator, consumer unit box.

FIRST FLOOR LANDING
Accessed via a central tread staircase, continuation of the decorative wood spindle balustrade, decorative panelling, double glazed window to the side (with fitted blinds), loft access point to an insulated loft space. Doors to bedrooms and bathroom. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

BEDROOM ONE
10'10" x 10'4" (3.32 x 3.17)
Double glazed window to the rear, feature radiator, decorative panelling, part coving, range of double fitted wardrobes and additional shelving.

BEDROOM TWO
10'10" x 7'10" (3.32 x 2.41)
Double glazed window to the front, feature radiator, decorative panelling to dado height.

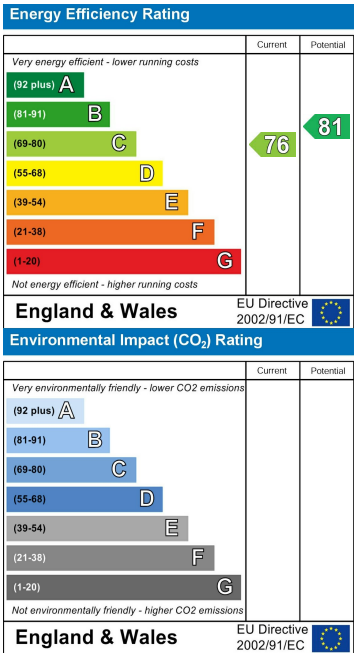
BEDROOM THREE
8'0" x 6'8" (2.46 x 2.04)
Double glazed window to the front, radiator.

BATHROOM
6'7" x 6'6" (2.03 x 2.00)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and matching matt black dual attachment mains shower over, circular bowl wash hand basin with mixer tap and storage drawers beneath, push flush WC. Contrasting tiling to the walls and floor, ladder-style towel radiator, LED spotlights, extractor fan, double glazed window to the rear, tiled-in shelving.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a block paved double driveway providing off-street parking side-by-side for two cars. The frontage then opens out to a front lawned garden enclosed by timber fencing with concrete posts and gravel boards to the boundary line, "L" shaped lawn and flowerbeds housing a variety of bushes, shrubs and plants. Pedestrian gated access then leads through to the side and rear gardens.

TO THE SIDE & REAR
The side and rear gardens are enclosed by timber fencing with concrete posts and gravel boards to the boundary line with pedestrian gated access leading from the front. A block paved pathway then provides access around the perimeter of the property leading to the French doors to the kitchen diner. The garden area is predominantly lawned, with a good size timber storage shed, external lighting points and water tap. Pedestrian access also continues to the other side back to the front, making an ideal area to store bins.

DIRECTIONS
Upon leaving the Wilsthorpe roundabout coming away from Long Eaton, proceed into Breaston before taking an eventual left hand turn onto Harrimans Drive. The property can be found on the left hand side, identified by our For Sale board.



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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