

# Fletcher & Company

2A Mount Street, Breaston, Derby, DE72 3AJ

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Asking Price £735,000

Freehold

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- Quiet Cul-de-Sac Location, Ideal for a Family
- Solar Panels & Excellent EPC Rating
- Superbly Appointed Throughout
- Spacious & Versatile Accommodation
- High Specification Fitted Kitchen with Integrated Appliances
- Five Bedrooms & Three Bathrooms
- Second Floor Principle Bedroom Suite
- Landscaped Gardens to Front & Rear
- Double Width Driveway & Double Garage
- Viewing Highly Recommended





## Summary

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A most impressive, three storey, five double bedroom, detached residence occupying an exclusive residential location on a private road in sought after Breaston.

This is an excellent opportunity to acquire a particularly well-appointed, large, detached family home on a private road in the popular village of Breaston. The accommodation is set over three floors and features underfloor heating to the ground floor with accommodation comprising entrance hall, fitted guest cloakroom, spacious lounge, large study, fabulous open plan dining kitchen with feature high ceiling, bifold doors to garden and bespoke fitted kitchen with quartz worktops and Neff appliances and utility off. The first floor accommodation comprises a large double bedroom with extensive fitted wardrobes, en-suite shower room, three further bedrooms and a well-appointed bathroom. The second floor features the impressive principle suite with bedroom area, lounge/dressing area and en-suite shower room off.

The property has both landscaped gardens to the front and rear with double width driveway and an attached double garage plus an additional parking space to the rear of the property. To the rear of the property is a well-established garden with lawn, patio ideal for dining and well-stocked borders containing plants and shrubs.

Please note - The property benefits from solar panels (the vendors are currently generating an income from these) and the property also has an excellent EPC rating.

# F&C



## The Location

Breaston is a very popular village highly convenient for both Derby and Nottingham. The village itself has a variety of shops, post office, cafes, pubs, popular primary school and easy access to secondary school in neighbouring Long Eaton as well as Trent college. The property is also within easy reach of excellent transport links including the A52 and the M1 motorway.

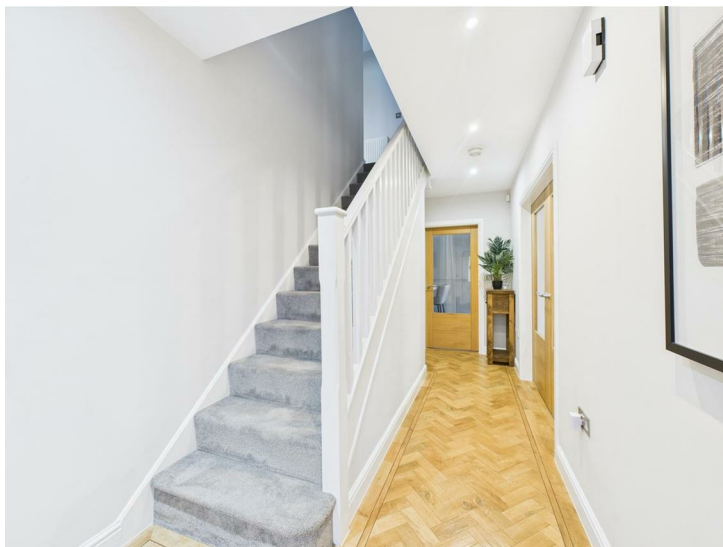
## Accommodation

### Ground Floor

#### Entrance Hall

17'10" x 6'5" (5.44 x 1.98)

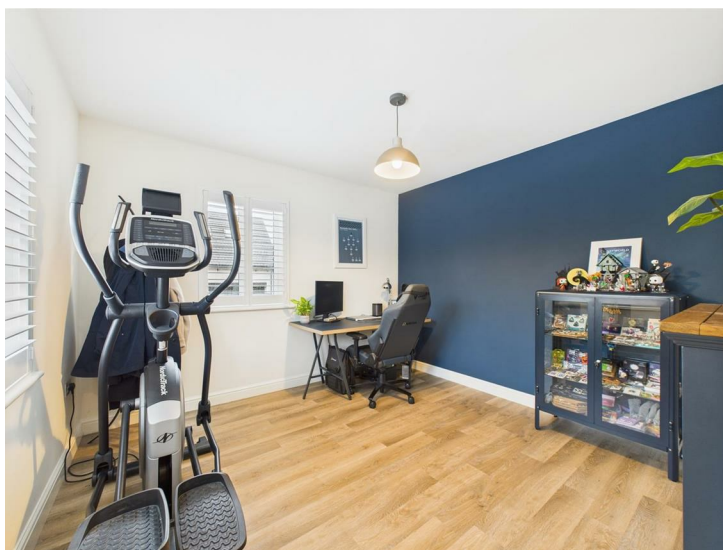
A composite entrance door provides access to a spacious entrance hall with feature Karndean floor covering, underfloor heating throughout the ground floor and staircase to first floor.



#### Study

11'0" x 10'11" (3.37 x 3.33)

With luxury vinyl tile flooring, TV aerial point, CAT5 network connections and double glazed windows with bespoke fitted shutters to both front and side elevations.



#### Fitted Guest Cloakroom

6'5" x 3'9" (1.96 x 1.15)

Appointed with a low flush WC, wash hand basin with tiled splashbacks and Karndean flooring.

### Spacious Lounge

17'10" x 13'11" (5.45 x 4.25)

Having TV aerial point, CAT5 network connections, double glazed window to front with bespoke fitted shutters and glass doors opening into dining area.



## Dining Room

14'4" x 10'7" (4.37 x 3.25)

An impressive room with feature high ceiling incorporating two double glazed Velux windows, quartz topped bespoke fitted bar, wood effect luxury vinyl tile floor covering, recessed ceiling spotlighting, bifold doors onto garden and open access to kitchen.



## High Specification Fitted Kitchen

16'1" x 12'4" (4.92 x 3.77)

Comprising an extensive range of quartz preparation surfaces with matching island, stylish fitted cupboards and drawers with gloss finish, pantry cupboard, inset sink unit with Quooker boiling hot water/filtered water tap, integrated Neff induction hob with stylish extractor hood, two integrated Neff slide and hide ovens, fridge freezer, dishwasher, continuation of the wood effect luxury vinyl tile flooring, TV aerial point, CAT5 aerial net connection, Recessed ceiling spotlighting, double glazed window to rear elevation and door to utility room.





### Utility

6'9" x 6'5" (2.07 x 1.96)

Comprising quartz worktops with inset sink unit with mixer tap, fitted base units, appliance space suitable for washing machine and tumble dryer, cupboard housing the boiler, continuation of wood effect luxury vinyl tile flooring, recessed ceiling spotlight and composite door providing access to the exterior.



### First Floor Landing

10'1" x 3'9" (3.08 x 1.15)

A feature semi-galleried landing with central heating radiator, airing cupboard, recessed ceiling spotlighting, staircase to second floor accommodation with stylish glass and oak balustrade and double glazed window to front.



### Bedroom Two

17'10" x 15'0" (5.44 x 4.58)

With two central heating radiators, TV aerial point, CAT5 network connections, two double glazed Velux windows to rear and double glazed dormer window to front with bespoke fitted shutters.



### Extensive Fitted Wardrobes

14'2" x 2'10" (4.33 x 0.88)

Comprising sliding mirrored doors, central heating radiator, recessed ceiling spotlighting and sliding door to en-suite shower room.

### **En-Suite Shower Room**

10'2" x 2'11" (3.11 x 0.89)

Appointed with a low flush WC, wash hand basin, shower cubicle with mains fed shower, fully tiled floor and walls, chrome towel radiator, recessed ceiling spotlighting, extractor fan and double glazed window to rear.



### **Bedroom Three**

16'2" x 10'4" (4.93 x 3.17)

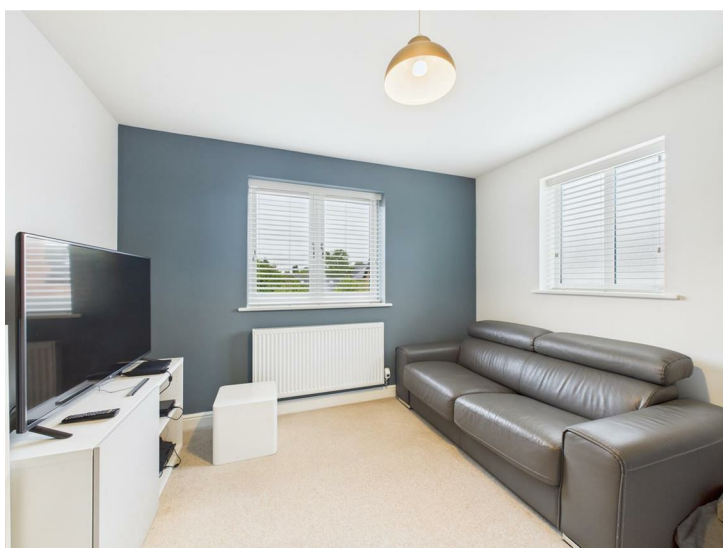
Having a central heating radiator, TV aerial point, CAT5 network connections, fitted wardrobes and double glazed window to rear.



### **Bedroom Four**

10'11" x 10'9" (3.35 x 3.28)

With central heating radiator and double glazed window to front.





### **Bedroom Five**

12'0" x 9'1" (3.67 x 2.79)

With central heating radiator and double glazed window to front.



### **Family Bathroom**

9'3" x 7'4" (2.84 x 2.25)

Fully tiled and appointed with a white suite comprising low flush WC, wash handbasin, panelled bath, shower cubicle, chrome towel radiator and double glazed window.



### Principle Bedroom Suite

28'2" x 13'1" (8.61 x 3.99)

An extremely spacious bedroom area with separate lounge/dressing area with two central heating radiators, storage space to eaves, continuation of open glass balustrade, multiple double glazed Velux windows and door to en-suite shower room.



### En-Suite Shower Room

9'3" x 3'11" (2.82 x 1.20)

Appointed with a low flush WC, vanity unit with wash handbasin, shower cubicle with mains fed shower, partly tiled walls, chrome towel radiator, recessed ceiling spotlighting and extractor fan.





## Outside

To the front of the property is an attractive low maintenance fore-garden with brick wall, wrought iron railings, gravel and stone pathway, adjacent block paved driveway providing off-road parking for two vehicles and access to an attached double garage. Please note there is also a further flower bed to the side of the property with adjacent block paving providing a car parking space for a third vehicle.

To the rear of the property is an impressive landscaped garden with lawn, stone patio ideal for outdoor entertaining and/or hot tub with external power supply, ornamental lighting, well-stocked borders containing plants and shrubs and decorative trellis work.



**Council Tax Band F**







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2551 ft<sup>2</sup>  
236.9 m<sup>2</sup>

Reduced headroom

174 ft<sup>2</sup>  
16.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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2A Mount Street  
Breaston  
Derby  
DE72 3AJ

Council Tax Band: F  
Tenure: Freehold



#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>90</b>                                                                                                   | <b>90</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 energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |