

# HoldenCopley

PREPARE TO BE MOVED

Belvoir Close, Breaston, Derbyshire DE72 3UP

---

Asking Price £425,000



Belvoir Close, Breaston, Derbyshire DE72 3UP

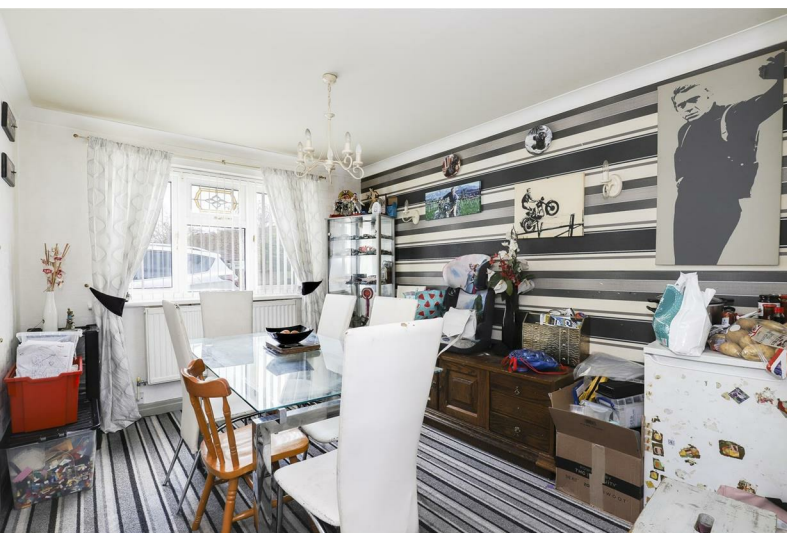




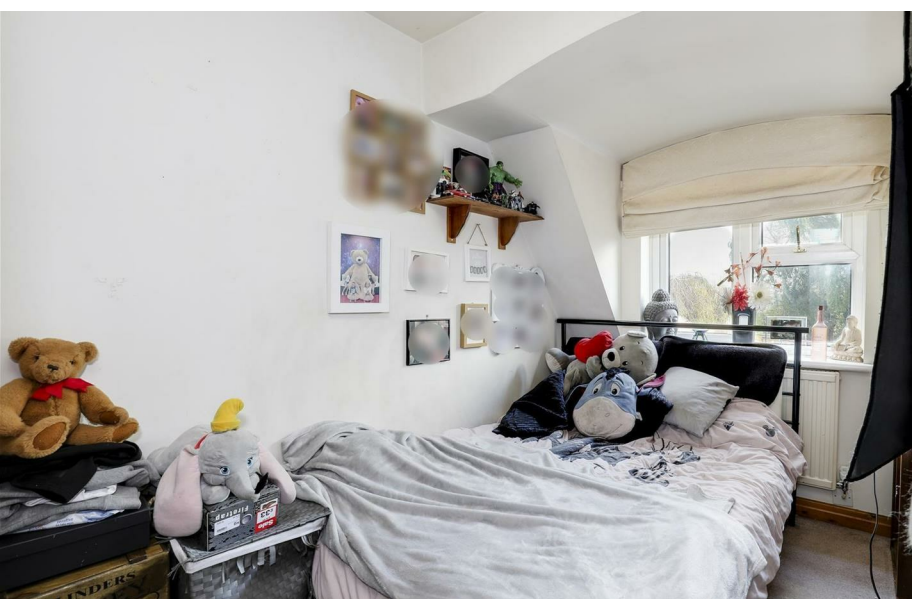
## SPACIOUS FAMILY HOME...

This four bedroom detached dormer bungalow situated on a generous sized plot offer spacious accommodation whilst being well presented throughout, making it a great purchase for any growing families looking for their forever home! The property benefits from a range of refurbishments including works done to both the front and rear garden, a newly fitted kitchen and a new boiler system. Situated in the sought after village location of Breaston which is host to a range of local amenities such as restaurants, a local café, a butchers and is within catchment to the local primary school as well as benefitting from being surrounded by the stunning Derbyshire countryside. To the ground floor is an entrance hall, a W/C, two spacious reception rooms, a modern fitted kitchen, a utility room, a study and a conservatory. To the first floor are four good sized bedrooms serviced by a three piece bathroom suite with the master benefiting from an en-suite. Outside to the front of the property is a low maintenance garden and a driveway providing ample off road parking. To the rear of the property is a private enclosed garden with access to a double garage.

MUST BE VIEWED







- Detached Dormer Bungalow
- Four Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Study
- Three Piece Bathroom Suite & En-Suite
- New Boiler System
- Driveway & Double Garage
- Private Enclosed Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

21'3" x 6'4" (6.49 x 1.95)

The entrance hall has laminate flooring, a wall mounted radiator, carpeted stairs, an under stairs cupboard, recessed spotlights and a UPVC double glazed door providing access into the accommodation

W/C

This space has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, recessed spotlights and a UPVC double glazed obscure window

Dining Room

11'6" x 9'4" (3.52 x 2.87)

The dining room has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Kitchen

16'1" x 12'9" (4.92 x 3.89)

The kitchen has tiled flooring, two wall mounted radiators, a range of fitted wall and base units with rolled edge worktops, a breakfast bar, a circular sink with mixer taps and a drainer, partially tiled walls, space for a Range master cooker, an extractor hood, space for a fridge freezer, recessed spotlights and two UPVC double glazed windows

Utility Room

7'1" x 5'4" (2.16 x 1.64)

The utility room has tiled flooring, fitted base units, a stainless steel undermount sink with mixer taps, space and plumbing for a washing machine, recessed spotlights and a UPVC double glazed door to the rear garden

Living Room

20'11" x 10'9" (6.38 x 3.29)

The living room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a feature fireplace with a decorative surround, a TV point and sliding patio doors to the conservatory

Study

10'9" x 7'0" (3.30 x 2.14)

The study has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Conservatory

13'1" x 11'9" (4.00 x 3.59)

The conservatory has tiled flooring, a polycarbonate roof, a range of double glazed windows and French doors to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

14'3" x 12'3" (4.36 x 3.75)

The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, over the bed fitted storage, a UPVC double glazed window to the front elevation and provides access to the en-suite

En-Suite

7'9" x 6'4" (2.37 x 1.94)

The en-suite has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, a bidet, a vanity wash basin with storage, a shower enclosure with a wall mounted rainfall shower head, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

11'0" x 10'9" (3.37 x 3.29)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

12'4" x 9'4" (3.76 x 2.86)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

11'2" x 7'6" (3.42 x 2.29)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

8'3" x 7'8" (2.53 x 2.34)

The bathroom has floor to ceiling tiles, a wall mounted radiator, a low level flush W/C, double counter top sinks, tiled splashback, an electric shaving point, a panelled bath with a wall mounted rainfall shower head, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

The front of the property a low maintenance garden with a courtesy lighting and a large driveway providing ample off road parking

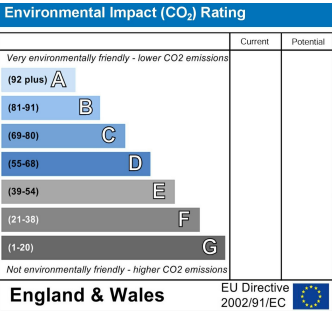
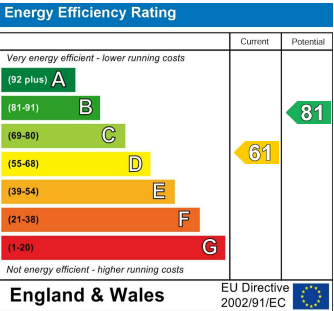
Rear

To the rear of the property is a private enclosed garden with various patio areas, courtesy lighting, an outdoor tap, decorative gravel, a lawn, a range of plants and shrubs, mature trees, panelled fencing and access to a double garage

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





# Belvoir Close, Breaston, Derbyshire DE72 3UP

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.