

HoldenCopley

PREPARE TO BE MOVED

Mount Street, Breaston, Derbyshire DE72 3AJ

Offers In The Region Of

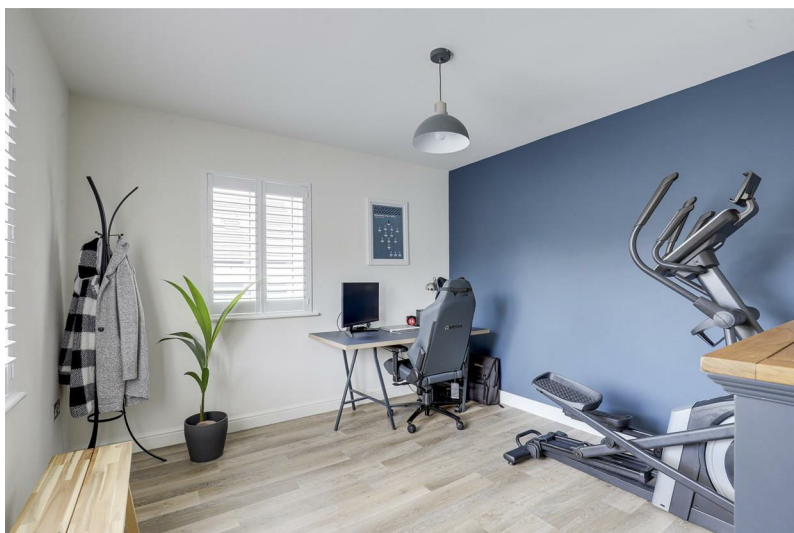
Mount Street, Breaston, Derbyshire DE72 3AJ



YOUR FOREVER FAMILY HOME...

Nestled in the sought-after village of Breaston, this substantial detached house offers expansive accommodation over three floors, making it an ideal home for a growing family. Elegantly presented and meticulously decorated throughout, the property showcases modern fixtures and fittings, including luxury flooring, solid oak doors, and a sophisticated water-fed underfloor heating system on the ground floor, with each room controlled by separate thermostats. The upper floors feature radiators, each with individual thermostats, all integrated into a Honeywell system that can be conveniently managed via an app. Additionally, the home is equipped with solar panels and CCTV for enhanced efficiency and security. The ground floor boasts a welcoming entrance hall, a stylish W/C, a spacious living room with double doors leading to a dining room with a bar area, and bi-folding doors opening to a patio. The dining room flows seamlessly into a contemporary breakfast kitchen equipped with high-end integrated appliances, complemented by a utility room and a dedicated office. The first floor comprises four double bedrooms, a family bathroom suite, a walk-in wardrobe, and an en-suite to the master bedroom, while the second floor houses a fifth double bedroom with a wardrobe area and a second en-suite. Outside, the property features a front driveway with access to a double garage, and a private south-west facing rear garden with a charming patio, a wooden pergola, and a lush lawn. Positioned within easy reach of local amenities such as cafés, shops, a post office, and pubs, and within the catchment area of the local primary school, this home is surrounded by the picturesque Derbyshire countryside, offering the perfect blend of convenience and tranquility.

MUST BE VIEWED





- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen With Neff Appliances
- Underfloor Heating
- Utility & W/C
- Three Modern Bathroom Suites
- Double Garage & Driveway
- Beautiful Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

17'5" x 6'0" (5.33m x 1.85m)

The entrance hall has Karndean flooring with water-fed underfloor heating, carpeted stairs, recessed spotlights, an in-built under stair cupboard, a wall-mounted security alarm panel, and a single composite door providing access into the accommodation.

Living Room

17'5" x 13'6" (5.33m x 4.13m)

The living room has carpeted flooring with water-fed underfloor heating, a wall-mounted digital thermostat, a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, a TV point, CAT5 network connections and double solid oak doors with glass inserts opening out into the dining area.

Dining Area

13'10" x 10'3" (4.24m x 3.14m)

The dining area has a bespoke fitted bar with Quartz worktops, LVT flooring with water-fed underfloor heating, a half-vaulted ceiling, two Velux windows, recessed spotlights, open access to the kitchen, and a bi-folding door opening out onto the rear patio.

Kitchen

15'8" x 12'0" (4.79m x 3.67m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops and a central breakfast bar island, an undermount sink and a half with a Quooker hot water tap, a Neff induction hob with an angled extractor fan, two integrated Neff slide and hide ovens, an integrated fridge freezer, an integrated dishwasher, LVT flooring with water-fed underfloor heating, a wall-mounted digital thermostat, a wall-mounted TV point, CAT5 network connections, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Utility Room

6'5" x 6'1" (1.96m x 1.87m)

The utility room has fitted gloss base and wall units with a Quartz worktop, an undermount sink with a swan neck mixer tap, space and plumbing for a washing machine and a separate tumble-dryer, LVT flooring with water-fed underfloor heating, a wall-mounted consumer unit, a singular recessed spotlight, and a single composite door providing side access.

W/C

6'0" x 3'5" (1.84m x 1.06m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, Karndean flooring with water-fed underfloor heating, a wall-mounted digital thermostat, and an extractor fan.

Office

10'6" x 10'7" (3.22m x 3.24m)

The office has Karndean flooring with water-fed underfloor heating, and dual-aspect, a TV point, CAT5 network connections UPVC double-glazed windows with bespoke fitted shutters.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the airing cupboard, recessed spotlights, and provides access to the first floor accommodation.

Bedroom One

17'5" x 14'7" (5.32m x 4.46m)

The primary bedroom has a vaulted ceiling, a UPVC double-glazed window with bespoke fitted shutters to the front elevation, two Velux windows with fitted blinds, two radiators, carpeted flooring, a TV point, CAT5 network connections and access to a walk-in-wardrobe area and en-suite.

Walk-in-Wardrobe

13'10" x 2'7" (4.24m x 0.80m)

This space has carpeted flooring, recessed spotlights, wall-to-wall fitted sliding mirrored door wardrobes, a radiator, and a sliding door into the en-suite.

En-Suite

9'10" x 2'5" (3.01m x 0.74m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower and bi-folding shower screen, fully tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

15'8" x 12'0" (4.80m x 3.67m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, CAT5 network connections and a fitted sliding mirrored door wardrobe.

Bedroom Four

13'10" x 8'9" (4.24m x 2.68m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point and CAT5 network connections.

Bedroom Five

13'2" max x 10'7" (4.03m max x 3.24m)

The fifth bedroom has a dual-aspect UPVC double-glazed windows, carpeted flooring, a radiator, and a TV point and CAT5 network connections.

Bathroom

8'10" x 6'11" (2.71m x 2.13m)

The bathroom has a low level dual flush W/C, a wash basin, a double-ended bath with central wall-mounted taps, a shower enclosure with a mains-fed shower, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights, a chrome extractor fan, and a UPVC double-glazed window to the side elevation.

Bedroom Two Dressing Area

6'2" x 5'4" (1.89m x 1.65m)

This space has carpeted stairs, a UPVC double-glazed window to the front elevation, a radiator, a fitted sliding door wardrobe, and a solid oak banister with glass panels leading to the second floor accommodation.

SECOND FLOOR

Bedroom Two

27'9" x 12'9" (8.46m x 3.90m)

The second bedroom has carpeted flooring, a solid oak banister with glass panels, seven skylight windows with fitted blinds, a vaulted ceiling, recessed spotlights, two radiators, eaves storage, and access into the second en-suite.

En-Suite Two

8'9" x 3'6" (2.68m x 1.07m)

The second en-suite has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a low maintenance garden with graveling and Sandstone patio pathways, various plants, a block-paved driveway leading into the double garage, courtesy lighting and gated access to the rear garden.

Double Garage

17'5" x 14'7" (5.32m x 4.46m)

Rear

To the rear of the property is a private enclosed south-westerly facing garden with Sandstone patio areas, external power sockets, courtesy lighting, a lawn, a range of mature trees, plants and shrubs, a wooden pergola, solar panels, and brick-walled boundaries. There is a further block paved area to the rear which provides additional parking for the property.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

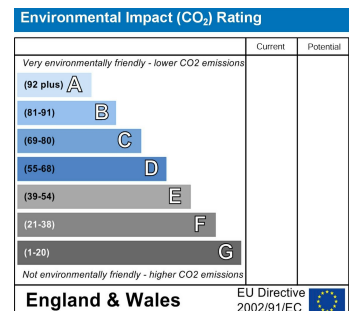
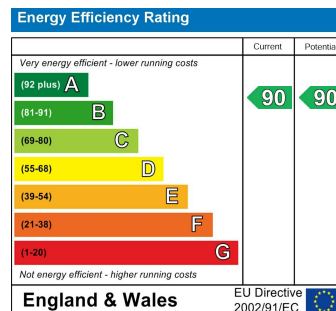
The vendor has advised the following:

Property Tenure is Freehold

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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.
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