

HoldenCopley

PREPARE TO BE MOVED

Risley Lane, Breaston, Derbyshire DE72 3BP

Guide Price £500,000 - £575,000

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GUIDE PRICE £500,000 - £550,000

DETACHED BUNGALOW SURROUNDED BY OPEN FIELDS...

Nestled in the picturesque village of Breaston, this charming three-bedroom detached bungalow is surrounded by open fields, offering a peaceful and scenic retreat. Ideally located, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. Stepping inside, the accommodation comprises an entrance hall leading to a spacious reception room, where a Victorian-style feature fireplace adds character and warmth. The well-appointed kitchen diner is beautifully enhanced by rustic wooden beams on the ceiling, creating a cozy yet functional space for cooking and dining. The property offers three generously sized bedrooms, a three-piece bathroom suite, and convenient loft access for additional storage. Externally, the bungalow boasts a gated driveway providing secure off-road parking, alongside a front garden with a lawn. To the rear, there are two detached garages, ideal for storage or workshop space, and an additional garden featuring a lawn, a pergola for outdoor relaxation, and more mature greenery, offering a serene outdoor haven. This wonderful home perfectly combines peaceful surroundings with a traditional feel and modern conveniences, making it a desirable place to live.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room With Victorian Style Feature Fireplace
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite
- Ample Off-Road Parking & Two Detached Garages
- Large Private Rear Garden
- Close To Local Amenities
- Sought After Village Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'8" x 13'1" (max) (4.19m x 4.00m (max))

The entrance hall has carpeted flooring, a radiator, a built-in cupboard, coving, access into the boarded loft and a single UPVC door providing access into the accommodation.

Living Room

16'11" x 12'0" (5.16m x 3.67m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a TV point, a Victorian style feature fireplace with a decorative surround and a tiled hearth, coving and two ceiling roses.

Kitchen-Diner

15'3" x 11'11" (4.65m x 3.65m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated double oven, a gas hob, a stainless steel sink and a half with two drainers, space and plumbing for a dishwasher, space for an under the counter fridge, Terrazzo flooring, a radiator, partially tiled walls, wooden beams to the ceiling, UPVC double-glazed windows to the rear and side elevations and a single wooden door providing access into the porch.

Porch

11'1" x 4'8" (3.39m x 1.43m)

The porch has windows to the front, rear and side elevations, a polycarbonate roof and a single wooden door providing access out to the garden.

Master Bedroom

12'11" x 11'11" (3.95m x 3.64m)

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards and drawers and coving.

Bedroom Two

15'2" x 11'11" (max) (4.64m x 3.64m (max))

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

Bedroom Three

8'7" x 6'7" (2.62m x 2.03m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bathroom

6'10" x 5'6" (2.10m x 1.68m)

The bathroom has a low level flush W/C, a wash basin with storage, a corner fitted bath with a seat and an electric shower, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a driveway with gated access, a front garden with a lawn and mature shrubs and trees and a rear garden with two detached garages and a further garden with a lawn, a pergola and mature shrubs and trees.

Garage One

20'2" x 16'0" (6.16m x 4.88m)

The first garage has windows, lighting, a single door and double wooden doors.

Garage Two

27'6" x 14'1" (8.39m x 4.30m)

The second garage has windows, lighting and double wooden doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 35 Mbps (Highest available download speed) 7 Mbps (Highest available upload speed)

Phone Signal – Most 4G & 5G, some 3G available

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 C

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.

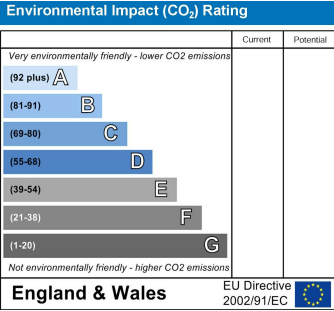
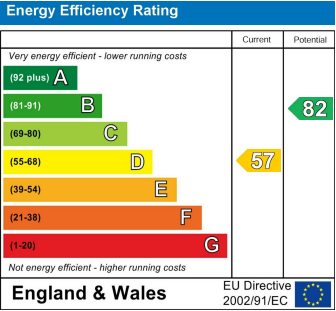
The vendor has advised the following:

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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