



Fearn Close,
Breaston, Derbyshire
DE72 3DT

Price Guide £450-470,000

Freehold

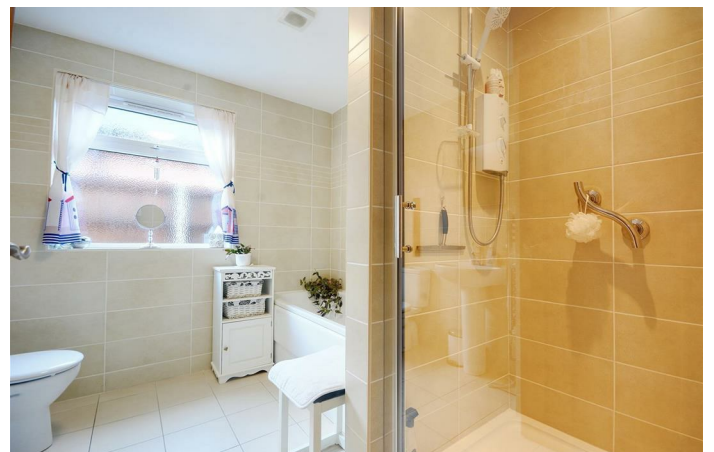


THIS IS A SPACIOUS THREE BEDROOM DETACHED BUNGALOW POSITIONED ON A SOUTHERLY FACING PLOT ON THE OUTSKIRTS OF THE AWARD WINNING VILLAGE OF BREASTON.

Being located on Fearn Close, this three bedroom, detached bungalow provides a lovely home which has Southerly facing gardens to the rear which overlook a Nature Reserve. The property was built by a local developer approximately 12 years ago and for the size of the accommodation included and the privacy of the Southerly facing garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves. The property is well placed for easy access to the centre of Breaston village which has a number of local shops, schools for younger children while there are further shopping facilities and schools for older children are found in nearby Long Eaton.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having underfloor heating to all the accommodation, double glazing throughout and is extremely well insulated which helps to keep the running cost down a minimum. The accommodation is entered through a stylish composite front door into the reception hallway which in turn leads to the lounge/sitting room which has a feature fireplace and glazed doors leading into the garden/sitting room which has French doors leading out to the rear garden. The dining kitchen is extremely well fitted with wall and base units and has several integrated appliances and from the dining area there are doors leading out to the patio at the side of the property and there is also a most useful utility room which also has a door leading out to the side of the bungalow. The three bedrooms are all of a good size with the main bedroom having a range of built-in wardrobes and an en-suite shower room. There is then the main bathroom which is fully tiled and has a separate shower and bath. Outside there is an adjoining brick garage on the right hand side of the bungalow, a garden and block paved parking at the front for several vehicles and there is access either side of the bungalow to the rear garden where there is a patio leading onto a lawned garden which has beds to the sides and at the bottom of the garden there is a further patio and pebbled area on which you can sit and overlook the Nature Reserve at the rear.

Breaston is an award winning village and has a number of local shops, three local pubs, a bistro restaurant and various coffee eateries, there are schools for younger children, with schools for older children being found in Long Eaton where there are also excellent shopping facilities including Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with an outside light leading through a stylish composite front door which has an ornate opaque glazed panel to:

Reception Hall

The spacious reception hall has carpeted flooring with underfloor heating, two sun tubes which provide natural light into the hallway, cloaks cupboard which also houses the valves for the underfloor heating system, hatch to loft and wood panelled doors to the bedrooms and bathroom and there are glazed doors leading to the lounge and dining kitchen.

Lounge/Sitting Room

17'10" x 11' approx (5.44m x 3.35m approx)

This large main reception room has double glazed French doors with matching side panels leading to the garden/sitting room at the rear of the bungalow, double glazed window to the side, stone effect gas fire with an Adam style surround with an inset and hearth and carpeted flooring with underfloor heating.

Garden/Sitting Room

12' x 11' approx (3.66m x 3.35m approx)

Double glazed, double opening French doors leading out to the patio at the rear of the property, double glazed windows with fitted blinds to the sides and rear, vaulted panelled ceiling and engineered oak flooring with underfloor heating.

Dining Kitchen

22' x 10' approx (6.71m x 3.05m approx)

The well fitted kitchen has cream units with brushed stainless steel fittings and wood grain work surfaces and includes a 1½ bowl sink with a mixer tap and four ring induction hob set in a work surface which extends to four sides and includes a breakfast bar/eating area and beneath the work surfaces there is an integrated dishwasher, cupboards, drawers and an oven, range of matching eye level wall units, hood to the cooking area, upright integrated fridge/freezer, tiling to the walls by the work surface areas, double glazed window to the rear, the flooring in the kitchen is tiled with engineered oak flooring in the dining area, all with underfloor heating, double opening, double glazed French doors leading out to the patio at the side of the bungalow and a TV point.

Utility Room

7' x 7' approx (2.13m x 2.13m approx)

The utility room is fitted with a 1½ bowl sink set in a work surface with a double cupboard and spaces for an automatic washing machine and tumble dryer below, wall mounted boiler, further work surface with cupboards under and wall cupboards above, tiling to the walls by the work surface areas, space for an upright fridge/freezer, half double glazed door leading out to the side of the property and tiled flooring with underfloor heating.

Bedroom 1

15'10" x 10'10" approx (4.83m x 3.30m approx)

The main bedroom has a double glazed patio door leading out to the patio at the rear of the property, range of built-in wardrobes and carpeted flooring with underfloor heating.

En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed door and protective screen, low flush w.c. and pedestal wash hand basin with mixer tap, electric shaver point, sun tube providing natural light into the en-suite, mirror fronted cabinet above the sink, tiled flooring with underfloor heating, chrome ladder towel radiator and an extractor fan.

Bedroom 2

17'10" x 8' approx (5.44m x 2.44m approx)

Double glazed window to the front and carpeted flooring with underfloor heating.

Bedroom 3

10' x 6'10" approx (3.05m x 2.08m approx)

Double glazed window to the front and carpeted flooring with underfloor heating.

Bathroom

The main bathroom is fully tiled and has a white suite including a panelled bath with mixer tap, low flush w.c., pedestal wash hand basin with a mixer tap and a mirror with a light to the wall above and a separate walk-in shower with a Mira electric shower, tiling to three walls and a pivot glazed door, chrome heated ladder towel radiator, tiled flooring with underfloor heating and an opaque double glazed window.

Garage

17' x 8' approx (5.18m x 2.44m approx)

The integral garage has a roller electrically operated door to the front with a half opaque double glazed door to the side and power and lighting is provided within the garage.

Outside

At the front of the property there is a block paved driveway which provides off road parking for several vehicles and there is a lawn with borders at the side. There are gated Indian sandstone paths running down either side of the bungalow and these lead to the patio area at the rear of the bungalow.

The rear garden is a particularly important feature of this lovely home as it overlooks the picturesque Nature Reserve and has an Indian sandstone patio extending across the rear of the bungalow with a path leading to a further seating area, a lawned garden which has established borders to the sides and fencing to the boundaries. At the bottom of the garden there are further block edged patio and pebbled areas and a wooden shed is positioned in the bottom right hand corner of the garden. There is ranch style fencing running along the rear boundary which helps to provide unspoilt views over the Nature Reserve. There is an outside tap and external lighting is provided.

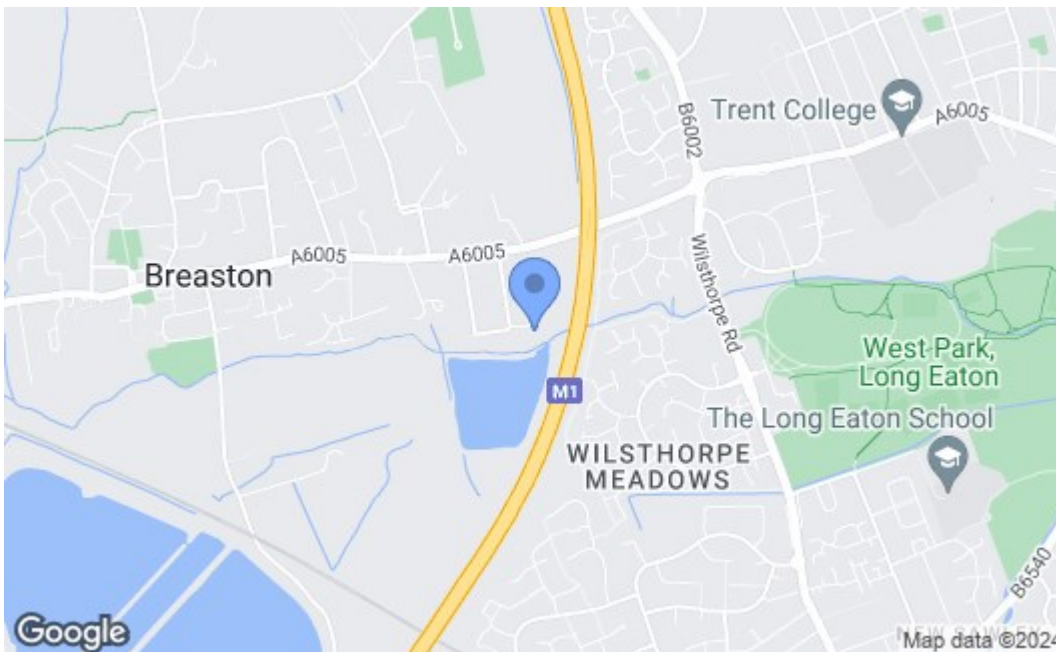
Directions

Proceed out of Long Eaton along Derby Road continuing over the M1 and into Breaston. Turn first left and continue to the head of the road turning left again onto the cul-de-sac which is Fearn Close where the property can be found on the right hand side.
7633AMMP

Council Tax

Erewash Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.