



The Crescent,  
Breaston, Derbyshire  
DE72 3DE

**O/O £290,000 Freehold**



A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THE HEART OF THIS AWARD WINNING VILLAGE, BOASTING OFF STREET PARKING AND A SUPERB GARDEN.

Robert Ellis are pleased to bring to the market this three bedroom semi detached home which has been professionally handcrafted and sympathetically restored by design to maximise space for modern day living whilst retaining its unique ambience, charm and character. It has been decorated in modern monochrome with a vintage twist ready for the new owners to put their own creative mark on this beautiful home.

The property briefly comprises of a large welcoming entrance hallway with a built-in storage hand-crafted cupboard, bow fronted sitting room with a defra multi-fuel log burner, a recently fitted bespoke kitchen with integrated appliances. In the kitchen there is a handcrafted moveable island and table with storage benches. convenient utility/ground floor w.c. To the first floor the landing leads to three generous bedrooms and the recently fitted three piece family bathroom suite. Outside there is off street parking to the front for up to three vehicles along with on street parking. The large private rear garden has been divided into 6 areas, suitable for all ages and abilities. There are two large workshops, an allotment with greenhouse, lawned area with raised planters having vintage fruit trees, herbs, flowers and mood lighting. The garden can house a 15' pool during those hot sunny days. There is also a hidden Bali inspired garden having mood lighting and a hand crafted hot tub room, the large patio area leads from the kitchen for alfresco dining and this area could easily house a good size extension to the rear, subject to the necessary permissions. If you enjoy being in nature this is definitely the garden for you, during Spring this beautiful garden comes alive, a hub of activity with its visiting wildlife and assortment of blooming flora, the blossom on the trees and bushes is a spectacular sight to be hold, creating its own natural eco system and micro climate.

This beautiful home that is nearby an ancient woodland, bumbling Brooke and pony fields Is nestled on a quiet road within the award winning village of Breaston, surround by glorious countryside yet still in close proximity of all major road, rail, air routes, great public transport to adjoining villages, towns, cities. Fantastic local schools with superb Ofsted records are within easy reach along with a great selection of shops, including farm shop with local produce pubs, restaurants, cafes, healthcare facilities, well-being and beauty. Annual community events throughout the village, weekly social clubs and activities for all age demographics and abilities. Situated in the heart of the village is a beautifully kept large Victorian dog friendly park with an avenue of trees, a recently restored play area which complements the tennis court and football pitch. With under 5000 habitants, very low crime rate, beautiful surrounding countryside steeped in history, Breaston village is considered a very desirable location that the new home owners will be proud to call home.



## Entrance Hall

UPVC door to the front, recently decorated in monochrome using eco paint, tiled flooring, deep skirting, plaster coving and ceiling rose, two handcrafted hidden stores, handcrafted bannister post and rails.

## Lounge

14'5 x 11'5 approx (4.39m x 3.48m approx)

UPVC double glazed bay window to the front, new solid wood flooring with underlay, deep solid wood skirtings, refurbished sliding vintage door with integral stained glass set on modern cast iron rails, plaster coving and ceiling rose, either side of the chimney breast has been decorated using world of wall papers tropical wonderland design giving it a modern look which offsets the chimney area, the rest of the walls and ceiling are monochrome tones in dark slate and vintage white, using Valspur animal/eco friendly paint. Hand crafted wooden mantle with a reclaimed 17th Century lime stone lintel, 5 year old multi fuel log burner and reclaimed black brick Victorian hearth

## Kitchen

15'1 x 6'8 approx (4.60m x 2.03m approx)

The kitchen has been professionally designed for modern family day living that maximises the space which leads out onto alfresco dining patio area. The kitchen is decorated in monochrome and vintage blush using Valspur paint. Reclaimed patio doors and a new window, re-plastered walls, plaster coving and deep skirtings. New tiled floor, newly installed (2 years) high gloss base and wall units with soft close cupboards and deep draw units having integral electric points and mood lighting, solid oak work surfaces with a black composite Butler sink and integral drainer accompanied by a black and copper twin spray system tap with a fitted filter system. Hand crafted solid vintage wood dual moveable island/seating area with a bench, new modern lights, dark chrome light switches, electric sockets with USB points.

## Ground Floor w.c./Utility

4'9 x 6'5 to 1'3 approx (1.45m x 1.96m to 0.38m approx)

Recently decorated in monochrome and vintage gold, new tiled flooring re-plastered walls and ceiling, handcrafted integral cupboard store for washing machine and boiler, handcrafted work bench for freezer housing, refurbished vintage sliding door set on cast iron rail, Eco toilet with top sink having a black modern waterfall tap. Dark chrome electric switch and new modern down lighting.

## First Floor Landing

UPVC double glazed window to the side, floorboards, new deep skirtings, loft access, storage cupboard and ceiling light.

## Bedroom 1

11'5 x 12'4 approx (3.48m x 3.76m approx)

Recently decorated in monochrome using eco paint, new plastered ceilings, refurbished vintage bedroom door, new deep skirting and dark chrome electric points and light switches. UPVC double glazed window to the front, floorboards, radiator and ceiling light.

## Bedroom 2

11'4 x 7' approx (3.45m x 2.13m approx)

Recently decorated in monochrome using eco paint, new plastered ceilings, refurbished vintage bedroom door, new deep skirting and dark chrome electric points and light switches. UPVC double glazed window overlooking the rear, floorboards, radiator and ceiling light.

## Bedroom 3

7'9 x 8'1 approx (2.36m x 2.46m approx)

Recently decorated in monochrome using eco paint, new plastered ceilings, refurbished vintage sliding door set on cast iron rail, new deep skirting and dark chrome electric points and light switches. UPVC double glazed window to the front, floorboards, radiator and ceiling light.

## Bathroom

9'1 x 3'6 approx (2.77m x 1.07m approx)

Recently decorated using monochrome and vintage gold eco paint, newly tiled floor and walls having a waterfall design over bath, new black modern vintage style fittings, handcrafted panelling and refurbished vintage sliding door set on black cast iron rail.

## Outside

There is off street parking to the front and to the rear there is a private and enclosed garden with a workshop, storage shed and hot tub room, lawned garden, raised flower beds and an eco pond.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn left onto The Crescent and the property can be found on the left.

7549AMRS

## Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.