



Heath Gardens,
Breaston, Derbyshire
DE72 3UH

Guide Price £425-450,000

Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITTING ON A GENEROUS CORNER PLOT WITH AMPLE PARKING, ENCLOSED GARDENS AND DETACHED GARAGE.

With single level accommodation on a flat, level-lying plot comprising spacious "L" shaped entrance hallway, living room, dining kitchen, three double bedrooms (one of which is currently used as a second sitting room/dining room), and modern four piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler (located in the roof space), alarm system, ample off-street parking, detached garage, front and rear gardens. There is also space for secure parking behind gates.

Internally, the property is extremely well presented and in a ready to move into condition with a modern fitted kitchen and bathroom. The property is positioned in this quiet, residential no-through road cul de sac location in this popular and established Derbyshire village.

The property is situated within close proximity of the shops and services available in the village and nearby Long Eaton. There is also easy access to good transport links including the M1 and A52.

Being on a level-lying plot from front to back, the property would make an ideal downsize or retirement property, yet retaining the internal space needed for that of guests, visitors and family alike.

There are a number of local shops in Breaston village, three local pubs, a bistro restaurant and coffee eateries. Further shopping facilities can be found in the nearby town of Long Eaton where there is an Asda and Tesco, as well as many other retail outlets and healthcare/sports facilities.

We would highly recommend an internal viewing.



ENTRANCE HALL

15'10" max x 10'4" (4.84 max x 3.17)

Composite and double glazed front entrance door, laminate flooring, radiator, coving. Doors to all ground floor rooms.

LOUNGE

16'7" x 11'8" (5.08 x 3.56)

Sliding double glazed patio doors opening out to the rear garden (with fitted blinds), decorative coving, radiator, Adam-style fire surround with inset coal-effect plug-in electric fire, media points.

BREAKFAST KITCHEN

13'3" x 12'4" (4.04 x 3.76)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with laminate roll top work surfaces incorporating circular bowl sink unit and draining board with central mixer tap. Decorative tile splashbacks, fitted four ring hob, in-built eye level double oven/grill, space for full height fridge/freezer, integrated washing machine and tumble dryer, in-built slimline Bosch dishwasher, space for dining table and chairs, decorative coving, radiator, TV point, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside (with inset Perfect Fit blinds). Loft access point with pull-down loft ladders to a boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE

12'4" x 12'0" (3.76 x 3.68)

Double glazed window to the front (with fitted blinds), radiator, decorative coving, wardrobes to one wall.

BEDROOM TWO

13'3" x 11'8" (4.06 x 3.56)

Currently set up and used as a second sitting room/dining room, double glazed window to the rear (with fitted blinds), radiator, decorative coving.

BEDROOM THREE

9'8" x 8'3" (2.95 x 2.54)

Double glazed window to the front (with fitted blinds), radiator, decorative coving.

BATHROOM

10'10" x 7'0" (3.31 x 2.15)

Four piece suite comprising bath with central mixer tap and handheld shower attachment, separate tiled and enclosed

shower cubicle with sliding glass shower screen/door with mains shower, wash hand basin, low flush WC. Fully tiled walls and floor, double glazed window to the front (with fitted blinds), underfloor heating, spotlights, extractor fan, chrome heated ladder towel radiator, useful bathroom storage cupboard with shelving, wall mounted bathroom cabinet.

DETACHED GARAGE

17'3" x 8'3" (5.28 x 2.54)

A brick built garage with pitched roof, electrically operated door to the front, personal access door to the side, power and lighting points.

OUTSIDE

To the front of the property there is a large block paved driveway for several cars/vehicles with access to a detached garage and double gates offering additional secure parking. The front also offers a lawn with borders housing a variety of mature shrubs and bushes. There is a pedestrian gate leading to the rear garden.

TO THE REAR

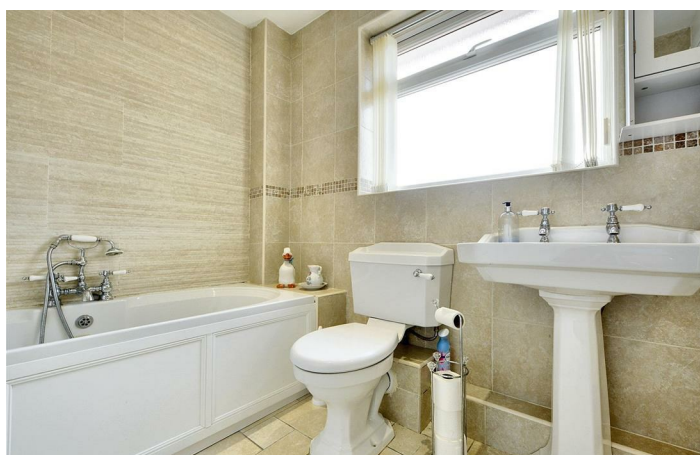
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line offering a shaped lawn section with planted flowerbeds and borders housing a variety of bushes and shrubbery. There is a good size presscrete patio area (ideal for entertaining) which has then been extended to the rear of the garage and at the back of the double gates, providing the secure parking area as previously mentioned. A concrete base where a shed or greenhouse could be placed to the rear of this driveway area. There is external lighting point, water tap, personal access door to the garage, gated access back to the front driveway.

DIRECTIONAL NOTE

Proceed away from Long Eaton on Derby Road and continue straight over the Wilsthorpe island, over the motorway bridge into Breaston village. Take the first turning on the right onto Heath Gardens and follow the bend in the road to the left. The property can then be found immediately on the right hand side, identified by our For Sale board. Ref: 8322NH

COUNCIL TAX

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.