



Far Croft,
Breaston, Derbyshire
DE72 3HL

Price Guide £550-575,000
Freehold



A SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, SITUATED WITHIN THIS AWARD WINNING VILLAGE.

Robert Ellis are extremely pleased to welcome to the market this superbly presented detached family home. The property is constructed of brick and benefits from gas central heating and double glazing, modern décor throughout and solar panels. An internal viewing is highly recommend to appreciate the property and location on offer.

In brief the property comprises of a spacious entrance hallway, study which has been converted from the garage with a large storage cupboard big enough to potential become a w.c. Lounge and open plan kitchen diner with integrated appliances, utility room, ground floor w.c. and garden room. To the first floor the landing leads to four generous bedrooms, most with fitted wardrobes, master bedroom with an en-suite and the family bathroom. Outside to the front there is ample parking via a Presscrete concrete driveway and to the rear there is an enclosed, low maintenance garden with artificial lawn and mature flower beds.

Located within this quiet cul-de-sac location and this award winning village where local schools, shops and amenities can be found. Long Eaton town centre is a short drive away where there are supermarkets, healthcare facilities and other retail outlets, there are fantastic transport links including nearby access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport a short drive away.



Entrance Hall

Composite front door, tiled flooring, radiator, stairs to the first floor and ceiling light.

Study

7'9" x 13'5" approx (2.36m x 4.09m approx)
UPVC double glazed window to the front with shutters, carpeted flooring, ceiling light and storage cupboard.

Lounge

14'9" x 12' approx (4.50m x 3.66m approx)
UPVC double glazed bay window to the front with shutters, radiator, electric fire, carpeted flooring and ceiling light.

Kitchen Diner

9'9" x 20'2" approx (2.97m x 6.15m approx)
UPVC double glazed window to the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric double oven and grill, induction hob with extractor fan over, integrated dishwasher and spotlights.

Garden Room

13'2" x 11'2" approx (4.01m x 3.40m approx)
UPVC double glazed windows to the rear, bi-folding doors leading out to the rear garden, tiled flooring, Velux windows, radiator and spotlights.

Utility Room

2'9" x 7'4" approx (0.84m x 2.24m approx)
UPVC double glazed door to the rear garden, tiled flooring, built-in storage cupboards, spaces for a washing machine and tumble dryer, ceiling light and space for a fridge freezer.

Ground Floor w.c.

2'6" x 5'1" approx (0.76m x 1.55m approx)
UPVC double glazed window to the side, tiled flooring, low flush w.c., radiator and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring, built-in airing/storage cupboard, ceiling light and loft access.

Bedroom 1

12'3" x 9'1" approx (3.73m x 2.77m approx)
UPVC double glazed window to the front with shutters, fitted wardrobes, radiator, carpeted flooring and ceiling light.

En-Suite

3'9" x 6'4" approx (1.14m x 1.93m approx)
Obscure UPVC double glazed window to the side, tiled flooring, single enclosed shower unit, low flush w.c., top mounted sink, heated towel rail and spotlights.

Bedroom 2

14'4" x 9' approx (4.37m x 2.74m approx)
UPVC double glazed window to the front with shutters, carpeted flooring, radiator and ceiling light.

Bedroom 3

10' x 11'2" approx (3.05m x 3.40m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light and loft access.

Bedroom 4

6'6" x 7' approx (1.98m x 2.13m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes and ceiling light.

Bathroom

5'4" x 9'9" approx (1.63m x 2.97m approx)
Obscure UPVC double glazed windows to the side and rear, tiled flooring, heated towel rail, low flush w.c., utility sink, bath with mixer tap and shower over, spotlights.

Outside

To the front there is ample parking via a Presscrete concrete driveway and to the rear there is an enclosed, low maintenance garden with artificial lawn and mature flower beds.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and into the village of Breaston. Continue for some distance taking the right hand turning into Stevens Lane and turn left into Holmes Road and first left into Far Croft.
7788AMRS

Council Tax

Erewash Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	80
(69-80) C			
(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 (CO₂) 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.