



Carlin Close,  
Breaston, Derbyshire  
DE72 3EJ

**Price Guide £240-250,000**

**Freehold**



A TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING AND GARAGE, BEING SOLD WITH NO ONWARD CHAIN WITHIN THIS AWARD WINNING DERBYSHIRE VILLAGE.

Robert Ellis are delighted to bring to the market this well presented and spacious two bedroom detached bungalow, perfect for a wide range of buyers. The property is constructed of brick and benefits from double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with storage cupboard, kitchen, lounge, two bedrooms and the family bathroom. To the exterior, there is ample off street parking and a mature front garden with access into the garage. To the rear there is a private garden with patio area and flower beds.

Located in the popular residential and award winning village of Breaston, close to a wide range of local amenities. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, built in storage cupboard, radiator, wallpapered ceiling, ceiling light.

### Kitchen

10'0 x 8'7 approx (3.05m x 2.62m approx)  
UPVC double glazed windows overlooking the front and side, vinyl flooring, radiator, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine, space for a cooker, space for a fridge/freezer, painted plaster ceiling, ceiling light.

### Lounge

16'3 x 16'7 approx (4.95m x 5.05m approx)  
UPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom One

10'8 x 12'1 approx (3.25m x 3.68m approx)  
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, wallpapered ceiling, ceiling light.

### Bedroom Two

8'7 x 8'7 approx (2.62m x 2.62m approx)  
UPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Family Bathroom

6'1 x 5'6 approx (1.85m x 1.68m approx)  
UPVC double glazed patterned window overlooking the side, vinyl flooring, low flush w.c., pedestal sink, bath, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is ample off

street parking and a mature garden with access to the rear and into the garage. To the rear there is a private low maintenance garden with patio area and flower beds.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight across and into Breaston. Turn right into Risley Lane, second right into Rectory Road and right again into Carlin Close where the property can be found on the left.

7874AMRS

### Council Tax

Erewash Borough Council Band C

### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

The Mortgage Company (Nottingham) Ltd does not provide estate and lettings agent services.



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 65                      |           |
| (55-68) D   |  |                         |           |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | 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.