



Field Close,  
Breaston, Derbyshire  
DE72 3AS

**Price Guide £515-520,000**  
**Freehold**

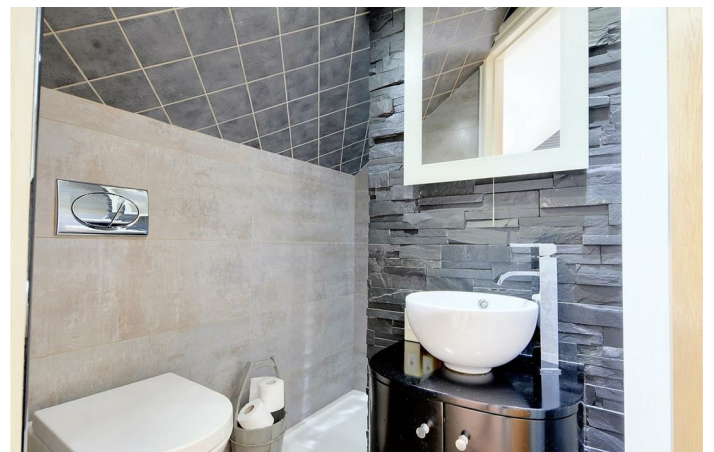


THIS IS AN INDIVIDUAL DETACHED HOME PROVIDING VERSATILE THREE OR FOUR BEDROOM ACCOMMODATION WHICH IS POSITIONED IN A QUIET CUL-DE-SAC ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this individual three or four bedroom detached home which provides versatile three or four bedroom accommodation which is well placed for easy access to the centre of Breaston village, to the amenities and facilities provided by Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient place to live. For people to be able to appreciate the size of the accommodation included and the privacy of the South facing rear garden for themselves, we do recommend they take a full inspection so they can see all that is included in this lovely home for themselves.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of having gas central heating and double glazing. Being entered through an open porch a stylish composite door leads to the reception hall from which there are stairs leading to the first floor and oak panelled doors to the dining kitchen which is exclusively fitted with Shaker style units and granite work surfaces and has double opening doors leading to the main lounge/sitting room from which there are French doors to the rear garden, a feature brick Inglenook fireplace and there is an oak panelled door leading to the study or fourth bedroom. There is also a large walk-in cloakroom off the hall and a most luxurious, fully tiled ground floor bathroom/w.c. To the first floor the landing leads to the three double bedrooms with the master bedroom having an en-suite shower room and the main family shower room which has a mains flow shower system. Outside there is block paved parking at the front with walls and railings to the boundaries, a gate leads to a path which takes you to the rear garden which has a slate tiled covered patio area extending across the rear of the property, there is a lawn with raised beds to two sides, a garden room which will remain at the property when it is sold, with the garden being kept private by having fencing and brickwork to the boundaries.

Breaston offers a number of local amenities including schools for younger children, local shops, three pubs, a bistro restaurant and various coffee eateries with there being many more shops and schools for older children found in Long Eaton, 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a pitched tiled roof, LED lighting to the panelling on the inside of the roof, wood supports and brick walls to the sides and a stylish composite front door with an inset etched glazed panel leading to:

## Reception Hall

Cornish slate flooring which extends through into the kitchen, feature vertical radiator, oak panelled doors leading to the rooms off the hall, stairs with balustrade and LED lighting to the side of the treads and centre carpet with rods leading to the first floor and recessed lighting to the ceiling. There is a built-in cloaks/storage cupboard which has shelving with three drawers below, Cornish slate tiled flooring, cloaks hanging and a light.

## Lounge/Sitting Room

22'7" x 11'6" to 9'4" approx (6.88m x 3.51m to 2.84m approx)

Double glazed, double opening French doors leading out to the covered area at the rear of the property, feature Inglenook brick fireplace with a wooden mantle and tiled back plate, wooden flooring, two feature vertical radiators, engineered oak flooring, recessed lighting to the ceiling and double oak panelled doors leading into the dining kitchen and also an oak panelled door to the study/fourth bedroom.

## Study/Bedroom 4

10' x 7'6" approx (3.05m x 2.29m approx)

Double glazed window with flitted blind to the rear, radiator, engineered oak flooring, radiator, recessed lighting to the ceiling and fitted shelving to one wall.

## Dining Kitchen

20' x 10'10" approx (6.10m x 3.30m approx)

The exclusively fitted dining kitchen has grey Shaker style units and granite work surfaces and includes a double bowl Belfast style sink with a mixer tap set in a granite work surface which extends to three sides and has a Hotpoint dishwasher, cupboards including a curved ended unit and drawers under, Inglenook style brick recess with a wooden mantle and tiled back plate to house a cooking Range, housing for a fridge freezer with a full height shelved cupboard to one side and a cupboard above, matching eye level wall cupboards and two display cabinets and drawers with lighting under, double glazed window to the front, granite risers and quartz tiling to the walls by the work surfaces areas, recessed lighting to the ceiling, feature vertical radiator, aerial and power point for a wall mounted TV and double oak panelled doors leading through to the lounge, composite door leading out to the side of the property and Cornish slate tiled flooring.

## Utility Room/Storage

15'9" x 7'6" approx (4.80m x 2.29m approx)

The garage has been converted into the utility/laundry room, but could easily be used as a garage if this was preferred. There is a 1½ bowl sink with a mixer tap set in an L shaped work surface with spaces for both an automatic washing machine, tumble dryer, cupboards, drawer and storage space beneath, matching eye level wall cupboards, tiling to the walls by the work surface areas, wall mounted boiler, tiled flooring, radiator and spaces for various other appliances.

## Bathroom

The luxurious ground floor bathroom is fully tiled with a recess having LED lighting to one wall and includes a stand alone bath with a wall mounted mixer tap, wall mounted low flush w.c. with a concealed cistern, double bowl sink with mixer taps and four drawers under with two mirror fronted cabinets with lighting over to the wall above, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and a feature vertical radiator.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, laminate flooring which extends to all the bedrooms and oak panelled doors leading to:

## Bedroom 1

22'5" max x 9' max (6.83m max x 2.74m max)

Double glazed window to the front with a Velux window to the sloping ceiling, laminate flooring, radiator, oak panelled doors leading to a built-in storage cupboard and to the en-suite shower room and recessed lighting to the ceiling.

## En-Suite

The en-suite to the main bedroom is fully tiled to the walls and ceiling and has a walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, wall mounted low flush w.c. with a concealed cistern, circular hand basin with a mixer tap and double cupboard beneath with a mirror with a light to the wall above, chrome ladder towel radiator and recessed lighting to the sloping ceiling.

## Bedroom 2

11'6" x 10'6" plus wardrobes approx (3.51m x 3.20m plus wardrobes approx)

Double glazed window looking over a field to the rear, radiator, laminate flooring, range of built-in wardrobes with sliding doors providing hanging and shelving space and recessed lighting to the ceiling.

## Bedroom 3

11'6" x 10'5" plus wardrobes (3.51m x 3.18m plus wardrobes)

Double glazed window to the front, range of built-in wardrobes with sliding doors providing shelving and hanging space, radiator, laminate flooring and recessed lighting to the ceiling.

## Shower Room

The main shower room is fully tiled and has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a folding glazed door, low flush w.c., wide hand basin with a mixer tap set on a surface with cupboards and drawers beneath and a mirror and pelmet above, Velux window, tiled flooring, chrome ladder towel radiator, panelling with recessed lighting to the ceiling and an extractor fan.

## Outside

To the front of the property there is a block paved drive and parking area with lighting around the edges of the driveway and this provides parking for several vehicles, there are walls with railings to the front and side boundaries, a high level wall to the left hand boundary and double opening wrought iron gates leading from the road, there is a gate leading to a path which provides access to the rear garden and there is external lighting in front of the porch.

At the rear there is a slate tiled patio extending across the width of the building with a tiled roof over with LED lighting to the internal roof area, a step leads down to a lawned garden which has raised beds to two sides and there is a block paved path taking you to where a garden room is positioned in the bottom right hand corner. There is fencing to the right and rear boundaries and a wall to the left and with the garden being South facing it provides a lovely sun trap to sit and enjoy outside living. There is external lighting to the raised beds on the wall by the door which leads out from the kitchen, external power points and there is hot and cold external taps provided.

## Garden Room

9'3" x 7'6" approx (2.82m x 2.29m approx)

The garden room is positioned to the right hand corner of the garden and has a decked area with a canopy over which have LED lighting, double glazed, double opening doors with double glazed windows to either side, laminate flooring, power points with USB sockets and lighting is provided within the garden room.

## Directions

Proceed out of Long Eaton along Derby Road and continue into the village of Breaston. Turn right into Hammans Drive and right again into Field Close. 8033AMMP

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 7mbps, Superfast 79mbps, Ultrafast 1000mbps

Phone Signal – EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

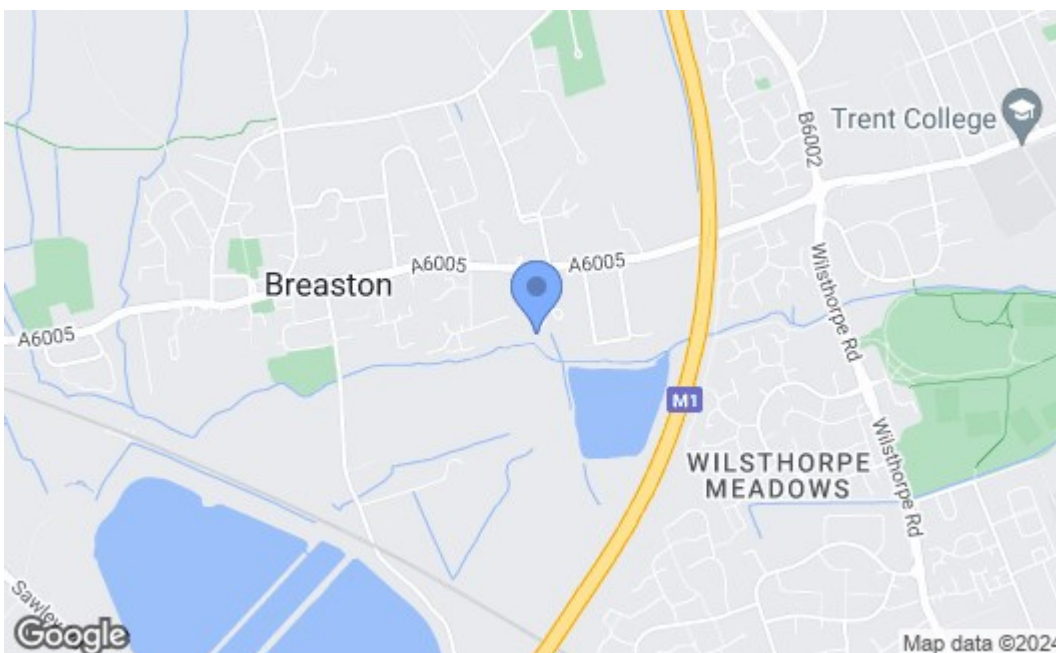
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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			
		68	81
<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.