

# Robert Ellis

*look no further...*



Stevens Lane,  
Breaston, Derbyshire  
DE72 3BU

**Price Guide £450-475,000**  
**Freehold**

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AN ICONIC AND PRESTIGIOUS VICTORIAN FOUR DOUBLE BEDROOM DETACHED PROPERTY ON A CORNER PLOT WITH DRIVEWAY AND GARDEN IN THE HEART OF THE AWARD WINNING AND IDYLIC VILLAGE OF BREASTON

Robert Ellis are delighted to bring to the market this exquisite, double-fronted property built in 1880 which is situated in the highly desirable area of Breaston. Only two families have since lived in the property! Boasting 12ft ceilings, sash style double glazed windows, and a wealth of original features, the spaciousness and charm of this residence make it truly unique. The property offers four bedrooms, two reception rooms, an original pantry and a driveway. The property has a walled garden all the way round with outhouses for storage. There is a large galleried landing leading to the four bedrooms, so if character in a property is what you're looking for, this could be the one for you. The property is ideally located in the heart of Breaston within walking distance to local shops, pubs and amenities including school catchment and a short distance to the A52 providing access to Derby, Nottingham and the M1.

In brief the property comprises of spacious entrance hallway with doors off, bay fronted dual-aspect lounge, dining room which is partially open to the kitchen with separate utility and downstairs W.C. There is a large original pantry room which could be made into a downstairs shower room or kept as handy storage. The panelled staircase leads up to the first floor to a light and airy landing with four double bedrooms, the main bedroom has potential for an ensuite to be fitted. There is a five-piece family bathroom. Outside, the property sits on a walled corner plot with gardens all the way around with driveway and car port. The beautiful property boasts original features galore and must be viewed!

Breaston is a most sought after award winning village which has schools for younger children, a number of shops, three pubs, a Bistro restaurant and various coffee eateries, there are schools for older children at both Long Eaton and Sandiacre, further shopping facilities are found in Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is just a five minute drive away, stations at Long Eaton, East Midlands Parkway and Derby, East Midlands Airport is within easy reach and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

6'2" x 20'4" approx (1.88m x 6.20m approx)

The grand entrance door has an original wooden panelled front door with original knocker and stained glass windows either side, carpeted flooring, radiator, two ceiling lights, original coving, panelled staircase, understairs storage cupboard and wooden window to the rear. Doors to the lounge, kitchen, dining room and walk-in pantry.

### Lounge

17' x 14' approx (5.18m x 4.27m approx)

Wooden double glazed sash style bay window to the front and a wooden double glazed sash window to the side, carpeted flooring, ceiling light, three wall lights, radiator, original coving and open fireplace with surround, tiled hearth and built-in wooden units with shelving to the sides.

### Dining Room

12'9" x 14' approx (3.89m x 4.27m approx)

Two double glazed sash style windows to the front, wooden double glazed door to the side, carpeted flooring, wall light, radiator, ceiling light, coving, original fireplace, built-in cupboard with a large hatch and archway into:

### Kitchen

9'9" x 13'3" approx (2.97m x 4.04m approx)

Having a wooden window to the rear, tiled floor, ceiling light, door to utility, fireplace surround, built-in cupboard, radiator and extractor fan. Wooden wall, base and drawer units with work surfaces over, part tiled walls, space for a cooker.

### Utility Room

8'9" x 5' approx (2.67m x 1.52m approx)

Wooden sash window to the rear, tiled flooring, wooden door to the rear, ceiling light and Belfast sink.

### Cloaks/w.c.

2'8" x 5' approx (0.81m x 1.52m approx)

Obscure wooden window to the front, tiled floor, low flush w.c., ceiling light and part tiled walls.

### Walk-in Pantry

6' x 13'7" approx (1.83m x 4.14m approx)

Steps down with a wooden double glazed window to the rear, ceiling light and shelving.

### First Floor Landing

15'1" x 6'1" approx (4.60m x 1.85m approx)

Galleried U shaped landing with wooden obscure double glazed window to the rear, carpeted floor, radiator, ceiling light and original wooden balustrade.

### Bedroom 1

15'1" x 15'5" approx (4.60m x 4.70m approx)

Wooden sash style double glazed window to the front, carpeted flooring, radiator, two ceiling lights and built-in wardrobes and shelves to one wall.

### Bedroom 2

8'2" x 14'3" approx plus dressing area 1'6" x 1'5" (2.49m x 4.34m approx plus dressing area 0.46m x 0)

Wooden double glazed sash style window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobe with shelving.

### Bedroom 3

14'3" x 11'1" approx (4.34m x 3.38m approx)

Two wooden double glazed sash style windows to the front, carpeted flooring, radiator, ceiling fan light and ceiling light, built-in wardrobes with shelving.

### Bedroom 4

7' x 14'3" approx (2.13m x 4.34m approx)

Wooden double glazed sash style window to the side, carpeted flooring, radiator, ceiling light.

### Bathroom

13'6" x 6' approx (4.11m x 1.83m approx)

Obscure wooden sash style window to the rear, vinyl flooring, five piece suite comprising of a low flush w.c., wooden panelled bath with mixer tap and shower above, extractor fan, radiator, bidet, pedestal wash hand basin and modern enclosed corner shower with electric shower and tiled splashbacks. Loft access hatch.

### Outhouse

7' x 6'3" approx (2.13m x 1.91m approx)

Brick built outhouse which is ideal for storage and has lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the right hand side. 8644AMJG

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
England & Wales 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		
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.