



Heath Gardens,
Breaston, Derbyshire
DE72 3UH

O/O £475,000 Freehold



A THREE DOUBLE BEDROOM DETACHED BUNGALOW FOUND IN A CUL-DE-SAC LOCATION IN THIS DESIRABLE VILLAGE LOCATION WITH THE BENEFIT OF NO UPWARD CHAIN WITH LARGE DOUBLE GARAGE

Robert Ellis are pleased to bring to the market this large three bedroom detached bungalow found in a private cul-de-sac in the popular village of Breaston. The property has been well maintained and is on one of the largest plots on the development of 12 bungalows and benefits from a large driveway, spacious garden and double garage. Being well presented throughout with new carpeted flooring and a large L-shaped lounge diner, the bungalow provides spacious rooms and free flowing living accommodation, perfect for growing families or the elderly looking to retire,

Built in the 1980's the property consists of a cavity wall construction with a pitched tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the bungalow comprises of entrance hall, kitchen with integrated appliances, separate utility and W.C, lounge diner with sliding doors to the rear garden, three bedrooms and family bathroom. Outside there is a large driveway to the front offering ample car standing, double garage with an electric car charger and workbench. The rear garden is paved for seating and there is a large lawned garden with planted established beds, shed and greenhouse. Fencing to the rear and side boundaries.

Overall a delightful bungalow within the continually popular and sought after area of Breaston. There are a number of local amenities and facilities including schools for younger children, local shops and various pubs and coffee shops as well as Andersons Deli. There are schools for older children and more shopping facilities found in nearby Long Eaton where there is an Asda and Tesco superstore along with numerous other retail outlets, there are walks in the surrounding picturesque countryside, healthcare and sports facilities including several local golf courses 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

15'1" x 14'5" approx (4.60m x 4.39m approx)

L shaped entrance hall with a UPVC double glazed door to the front with inset obscure glazed panel, windows either side, new grey carpeted flooring, radiator, two ceiling lights, coving, hatch to the loft and doors to:

Lounge/Diner

24' x 23'6" approx (7.32m x 7.16m approx)

L shaped room with UPVC double glazed sliding doors to the rear garden, UPVC double glazed bay window to the rear, new grey carpeted flooring, two double radiators, three ceiling lights, four wall lights, coving, TV point, stone feature fireplace with gas fire.

Kitchen

12'2" x 11' approx (3.71m x 3.35m approx)

UPVC double glazed window to the front, vinyl Herringbone style flooring, ceiling light, radiator, serving hatch to the lounge/diner, white gloss Shaker style wall, base and drawer units to four walls with black work surfaces over, black and cream tiled splashbacks, built-in fridge/freezer, double oven, 1½ bowl sink and drainer with swan neck mixer tap.

Utility Room

4'9" x 6'7" approx (1.45m x 2.01m approx)

Wooden window to the side, vinyl flooring, ceiling light, coving, wall, base and drawer units with work surface over, stainless steel sink and drainer, space and plumbing for a washing machine and door to the garage.

Cloaks/w.c.

5'7" x 2'2" approx (1.70m x 0.66m approx)

Sliding door, ceiling light, extractor fan, low flush w.c., wash hand basin and wall light.

Inner Hall

11' x 4'8" approx (3.35m x 1.42m approx)

UPVC double glazed door with inset obscure glazed panel, vinyl Herringbone style flooring, ceiling light, coving, alarm control panel and doors to the kitchen, cloaks/w.c. and utility.

Bedroom 1

9'6" x 15'3" approx (2.90m x 4.65m approx)

UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light, coving and built-in wardrobes and over bed storage.

Bedroom 2

11'7" x 9'6" approx (3.53m x 2.90m approx)

UPVC double glazed window to the front, new grey carpeted flooring, radiator, ceiling light, coving and TV point.

Bedroom 3

8' x 10'7" approx (2.44m x 3.23m approx)

UPVC double glazed window to the rear, new grey carpeted flooring, radiator, ceiling light, coving, large built-in cupboard, mirrored wardrobes.

Shower Room

8'6" x 7'6" approx (2.59m x 2.29m approx)

Obscure UPVC double glazed window to the rear, grey carpeted flooring, ceiling light, radiator, coving, pedestal wash hand basin with mixer taps and tiled splash-back, low flush w.c., large walk-in shower with doors and rails and electric shower.

Outside

To the front of the property there is a large driveway offering parking for at least three vehicles and there are two pebbled areas with bushes.

To the rear there is a ramp from the patio doors leading down to a large patio area, lawned garden with established borders full of shrubs, trees and plants, fencing to the boundaries. Garden shed and greenhouse. Access to the front of the property from the left hand side.

Double Garage

18'4" x 15'2" approx (5.59m x 4.62m approx)

Metal up and over door to the front, ceiling light, housing the gas and electric meters and having an electric car charger.

Directions

Proceed out of Long Eaton on Derby Road continue straight over and the Wilsthorpe Island Road, continue over the motorway bridge into Breaston Village and take the first turning on the right onto Heath Gardens.

8455CO

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 6mbps Superfast 53mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

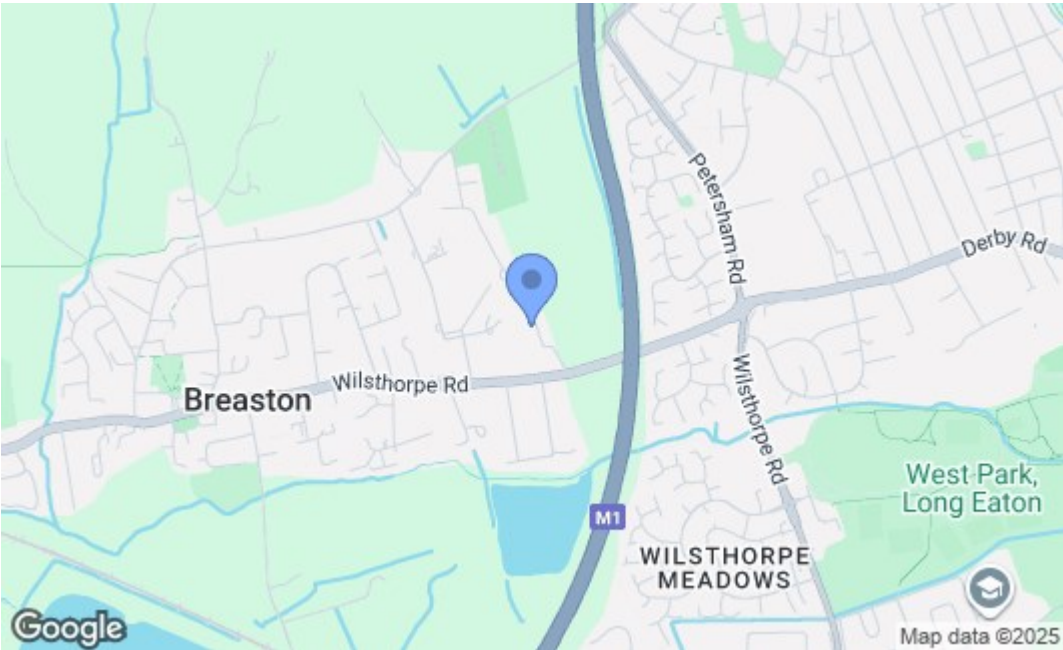
Flood Defenses – No

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		
	65	79
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.