

# HoldenCopley

PREPARE TO BE MOVED

Heath Gardens, Breaston, Derbyshire DE72 3UH

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Guide Price £450,000 - £475,000

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NO UPWARD CHAIN...

A beautifully presented three-bedroom detached bungalow in the highly sought-after location of Breaston, offered with no upward chain. Situated in a convenient position, the home is close to local amenities, reputable schools, and excellent transport links, including Junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations, and the A52, providing easy access to Nottingham, Derby, and surrounding towns. Set on a generous plot, this home combines spacious, versatile living with a peaceful, tucked-away setting. The entrance hall provides access to all principal rooms. The living/dining room features a bow window to the rear and sliding patio doors opening onto the garden, creating a bright and inviting space. The fitted kitchen has access to the side entrance, which leads to the W/C and utility room. The utility room also provides internal access to the double garage. There are three bedrooms, two of which benefit from fitted furniture, and a modern three-piece shower room. Externally, the property offers excellent kerb appeal and a substantial plot. The double garage includes an electric car charging point, catering perfectly for modern living. The enclosed rear garden offers privacy and tranquillity, featuring a patio, well-maintained lawn, and a variety of established shrubs and plants – ideal for outdoor dining or simply relaxing in a serene environment.

MUST BE VIEWED







- Detached Bungalow
- Living/Dining Room
- Fitted Kitchen & Utility Room
- Three Bedrooms
- Three Piece Shower Room
- Separate W/C
- Double Garage
- Cul-De-Sac Location
- Enclosed Rear Garden
- Must Be Viewed









ACCOMMODATION

Entrance Hall

14'11" x 14'4" (max) (4.56m x 4.37m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, access into the boarded loft with lighting via a pull-down ladder, and a door providing access into the accommodation.

Living/Dining Room

24'4" x 23'2" (max) (7.44m x 7.07m (max))

The living room has a UPVC double glazed bow window to the rear elevation, two radiators, a TV point, a feature fireplace, coving to the ceiling, carpeted flooring, and sliding doors opening to the rear garden.

Kitchen

11'10" x 11'1" (3.61m x 3.38m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, integrated fridge freezer, a serving hatch, a radiator, coving to the ceiling, tiled splashback, Herringbone-style flooring, a UPVC double glazed window to the front elevation, and a door opening to the side entrance.

Side Entry

10'5" x 4'10" (3.18m x 1.49m )

The side entrance has Herringbone-style flooring, a radiator, a wall-mounted alarm key pad, and a UPVC door with obscure panel inserts opening to the front garden, and access into the utility room.

Utility Room

6'8" x 4'11" (2.04m x 1.51m )

The utility room has a UPVC double glazed obscure window to the side elevation, flitted base and wall units with a worktop, a stainless steel sink with mixer taps and a drainer with a tiled splashback, space and plumbing for a washing machine, Herringbone-style flooring, and access into the garage.

Garage

17'11" x 15'4" (5.48m x 4.68m )

The garage has lighting, electrics, ample storage, an electrical vehicle charging point, and an electric up-and-over door opening out to the driveway.

W/C

5'9" x 2'2" (1.76m x 0.68m )

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan, and Herringbone-style flooring.

Bedroom One

14'10" x 10'0" (4.54m x 3.05m )

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a range of fitted wardrobes and over head cupboards, fitted wardrobes, and carpeted flooring.

Bedroom Two

12'11" x 7'9" (3.94m x 2.38m )

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted wardrobes with mirrored doors, a double door in-built wardrobe, and carpeted flooring.

Bedroom Three

11'10" x 9'11" (max) (3.62m x 3.04m (max))

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Shower Room

8'11" x 7'8" (max) (2.74m x 2.36 (max))

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a walk-in shower with a wall-mounted shower fixture, a radiator, coving to the ceiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, an outside tap, access to the rear garden, a driveway for a number of vehicles, and access into the double garage.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a greenhouse, a lawn, various established plants and shrubs, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 45Mbps and Upload Speed 8Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

DISCLAIMER

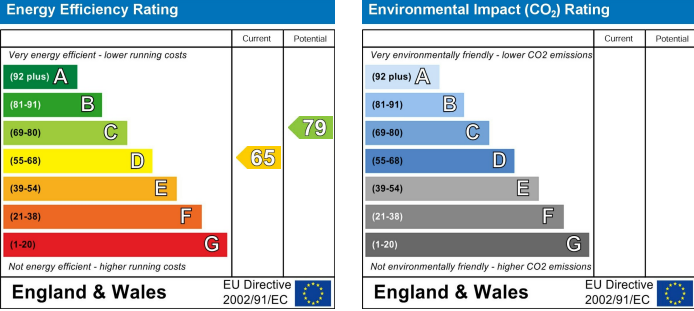
Council Tax Band Rating - Erewash Borough Council - Band E  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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**0115 8963 699**

**30 Market Place, Long Eaton, NG10 1LT**

**longeatonoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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