



**Six Bedroom
Detached
House located
in Breaston.**

Asking Price Of
£795,000

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MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

4a Mount Street Breaston Derbyshire DE72 3AJ



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This is a stunning five- or six-bedroom detached home, boasting open field views and a landscaped South-facing garden.

Set in a peaceful cul-de-sac on the edge of the highly sought-after village of Breaston, this beautifully presented five/six-bedroom detached home offers generous and versatile accommodation arranged over three floors, along with a private, professionally landscaped south-facing rear garden overlooking open fields.

Built around 2012 as part of a select development, the property is finished to an exceptional standard throughout.

Boasting underfloor heating to the entire ground floor, solar panels, double glazing and high-quality fixtures and fittings, the property is ideal for families seeking space, comfort and privacy in a desirable, award-winning village setting, conveniently positioned between Nottingham and Derby, and offering excellent local amenities, countryside walks and superb transport links, making it an extremely convenient place to live.

The ground floor offers a welcoming reception hall, with under stairs storage and W.C., and leads into the main living areas. Double doors open to the spacious lounge, which flows into a stunning dining space featuring a cantilever ceiling, lantern window, log-burning stove and two sets of bi-folding doors opening onto the rear garden.

The adjacent Steven Christopher fitted kitchen is beautifully appointed with quartz worktops, integrated appliances, a central island and direct access to the utility room.

There is also a second reception room to the front - ideal as a sitting room, playroom, TV room or home office.

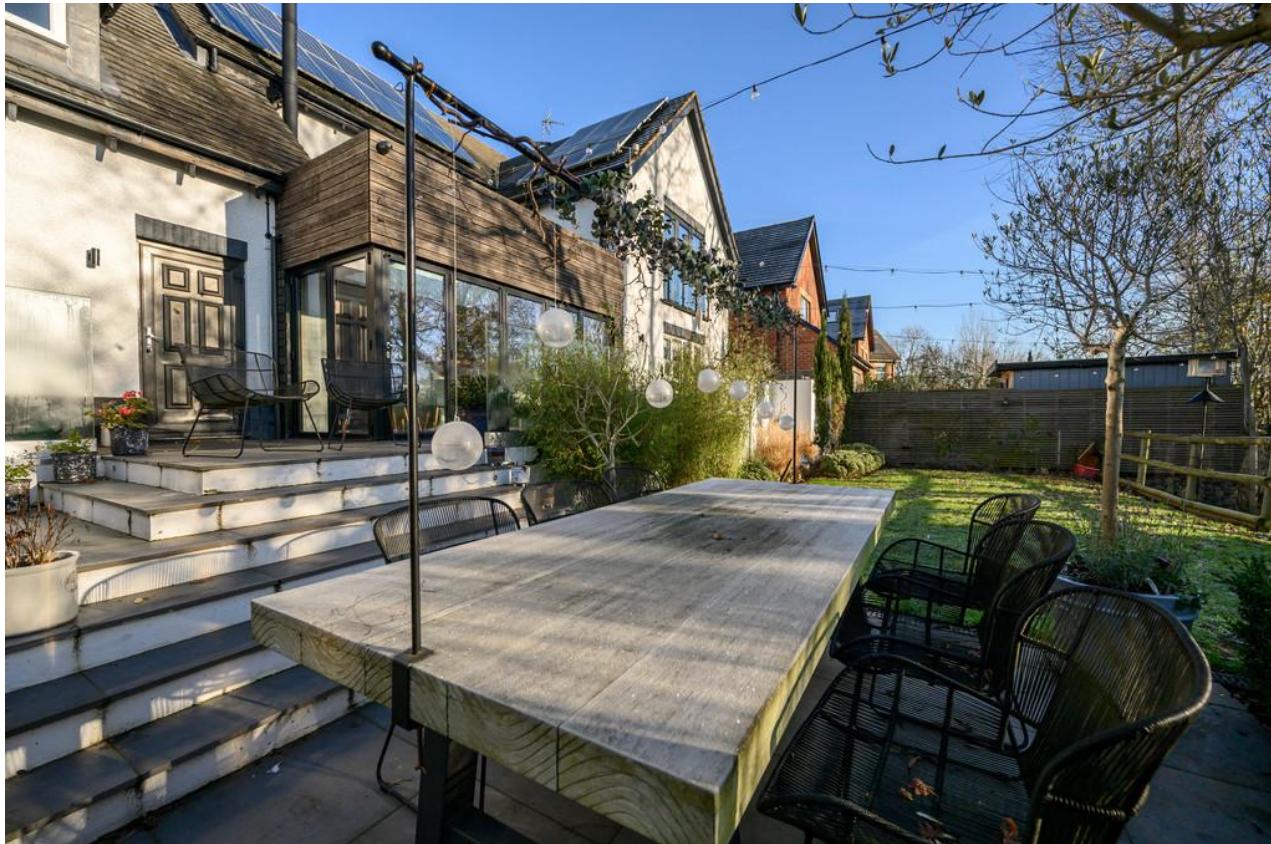
The first-floor landing leads to four generous double bedrooms, two of which benefit from stylish en-suite shower rooms and fitted air-conditioning units. The impressive main bedroom features a dedicated dressing area with built-in wardrobes. Bedroom two enjoys bi-folding doors with a Juliette balcony overlooking the open fields. A luxurious family bathroom completes this floor.

The top floor offers two further double bedrooms, both featuring Velux windows and ample built-in storage, plus a contemporary shower room - perfect for teenagers, guests or multi-generational living.

To the front is a block-paved driveway leading to an adjoining double garage with power, lighting, hot and cold-water supply, an electric roller door, solar inverter and the integrated vacuum system. There are lawned areas and gated side access on both sides of the property.

The south-facing rear garden was professionally designed by double Chelsea Flower Show Gold Medal winner, Sue Haywood. It features multiple seating terraces, including a charcoal grey porcelain tiled patio with aluminium pergola, decked areas with glazed balustrade, lawn with established borders, feature planting, water feature, lighting and a programmable irrigation system. The garden enjoys wonderful open views and excellent privacy, with potential to extend the outdoor space further towards the brook.

Breaston offers a range of local shops, pubs, a bistro restaurant and schools for younger children. Further shopping and secondary schooling are available in nearby Long Eaton, with convenient access to Trent College, Wilsthorpe Academy, several golf courses and beautiful countryside walks. The area is exceptionally well connected via M1 J25, A52, East Midlands Airport, and stations at Long Eaton and East Midlands Parkway.



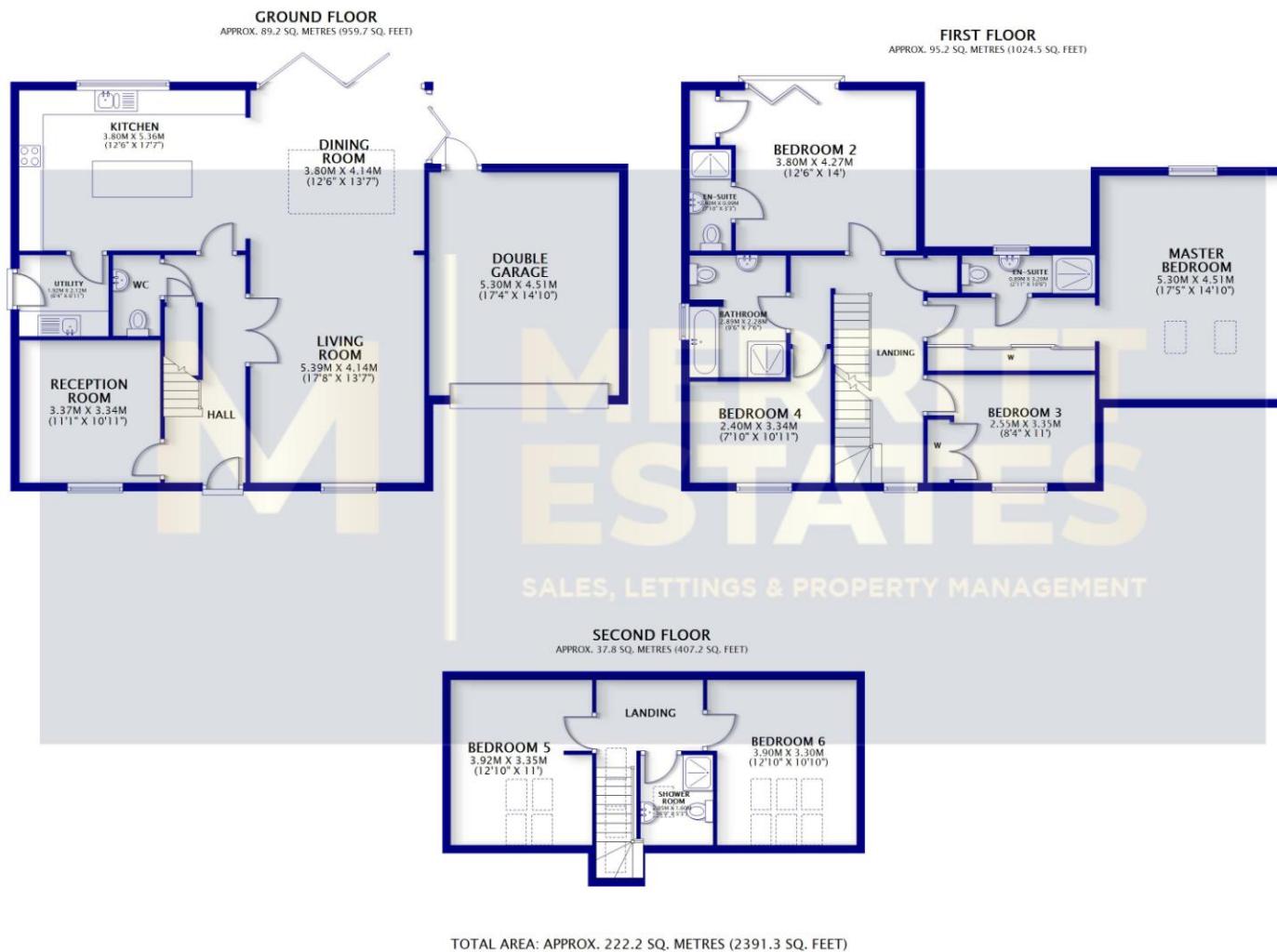
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Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



CONTACT

Q106 The Quadrant, Nuart Road, Beeston, Nottingham, Nottinghamshire, NG9 2NH

E info@merrittestates.com

T 01156463924

www.merrittestates.com

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