



Belvoir Close,  
Breaston, Derby  
DE72 3UP

**Price Guide £190-200,000**

**Freehold**





**A TWO BEDROOM RETIREMENT BUNGALOW ON THE EDGE OF BREASTON VILLAGE PROVIDING A LOVELY HOME FOR PEOPLE OVER THE AGE OF 55**

Being situated up a walk way on this select development of retirement bungalows, this end property provides two bedroom accommodation which is being sold with the benefit of no upward chain. Over recent years the shower room has been replaced and offers light and airy accommodation with a South-West facing garden. For the extent of the accommodation to be appreciated, we strongly recommended that all interested parties do take a full inspection which will enable them to see all that is included for themselves. The bungalow is also well placed for easy access to the local amenities and facilities provided by Breaston as well as all those found in Long Eaton which are only a few minutes driving distance away.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance porch, lounge, breakfast kitchen, two bedrooms, shower room. Outside there are communal gardens to the front which are maintained by the management company, there is an allocated parking space and to the rear there is a private low maintenance rear garden.

Breaston provides a variety of shops with there being both Asda and Tesco superstores and numerous other retail outlets being found in Long Eaton town centre, there are healthcare and sports facilities, walks in the surrounding countryside and excellent transport links which include Junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads which provide good access to both Nottingham and Derby.





#### Porch

4' x 3'1 approx (1.22m x 0.94m approx)  
UPVC front door with inset obscure glass, carpeted flooring, ceiling light, and radiator

#### Lounge

17'3 x 10'3 approx (5.26m x 3.12m approx)  
UPVC double glazed window to the front, carpeted flooring, two ceiling lights, TV point, two radiators, fireplace with gas fire and marble hearth and surround.

#### Breakfast Kitchen

10'3 x 7'4 approx (3.12m x 2.24m approx)  
UPVC double glazed window to the front, floor tiles, ceiling light, radiator, mix of wall and base units with inset stainless steel sink and drainer with a swan neck mixer tap, splash-back tiles and extractor above the gas hob and cooker, space for a washing machine and space for standing fridge freezer.

#### Inner Hallway

8'4 x 2'5 approx (2.54m x 0.74m approx)  
Carpeted flooring, radiator, with two large storage cupboards, access to the loft via a loft hatch with the two bedrooms and shower room off

#### Bedroom 1

12'4 x 10'3 approx (3.76m x 3.12m approx)  
UPVC double glazed window overlooking the rear garden with UPVC back door to the rear garden, carpeted flooring, ceiling light, radiator, TV point,

#### Bedroom 2

10'7 x 5'5 approx (3.23m x 1.65m approx)  
UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator

#### Shower room

7'4 x 5'5 approx (2.24m x 1.65m approx)  
Walk in shower cubicle which is mains fed cubicle with glass screen, lw flush w/c, freestanding sink, vinyl flooring, ceiling spotlight and main ceiling light, radiator.

#### Outside

Outside there are communal gardens to the front which

are maintained by the management company, there is an allocated parking space and to the rear there is a private low maintenance rear garden.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue through the village in the direction of Draycott and turn left onto The Crescent and left onto Belvoir Close.

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#### Council Tax

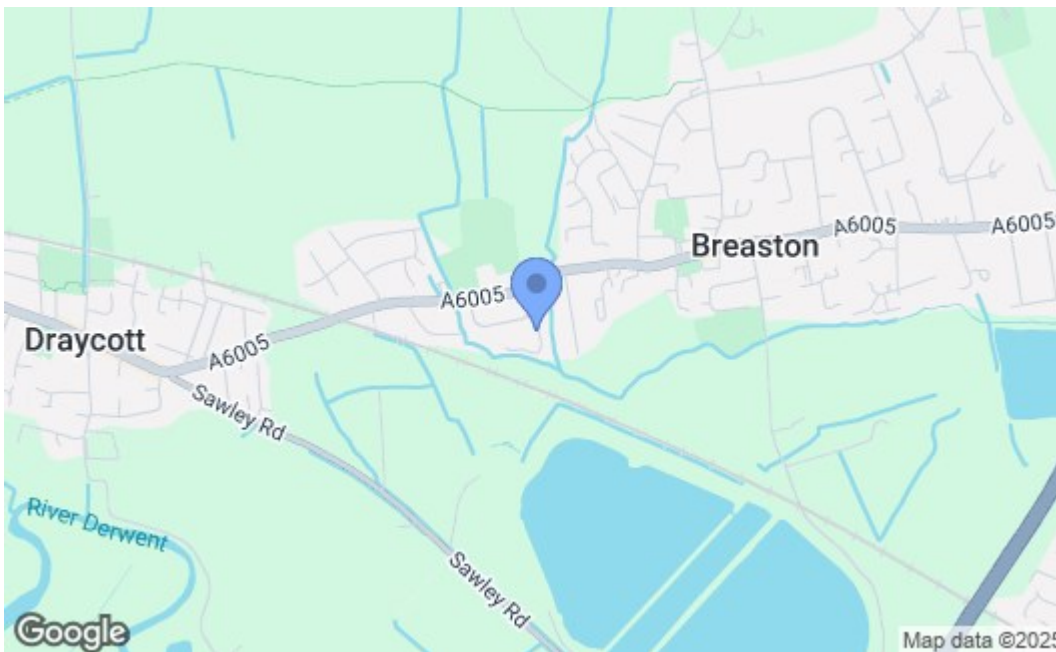
Erewash Borough Council Band B



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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