



Carlin Close,  
Breaston, Derbyshire  
DE72 3EJ

**Price Guide £290-298,500**  
**Freehold**



THIS IS A TASTEFULLY UPGRADED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Being located on Carlin Close, this two double bedroom detached bungalow has over recent months undergone a refurbishment and upgrade programme so is now ready for a new owner to move into without having to carry out any work whatsoever. For the size and quality of the accommodation and privacy of the easily maintained rear garden to be appreciated, we do recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property also benefits from having a detached brick garage which has a brand new GRP roof and provides an excellent storage facility for the property. Carlin Close is within easy walking distance of the centre of Breaston where there are a number of local shops, local pubs and other amenities and facilities, all of which have helped to make this a very sought after village.

The property is constructed of brick to the external elevations under a pitched tiled roof with the soffits, fascias, gutters and verge fillets have been replaced, the tastefully finished accommodation derives all the benefits of having gas central heating and from being double glazed. Being entered through a stylish new composite front door, the accommodation includes a reception hall which has laminate flooring extending through into the second bedroom, there is a large lounge with a window to the front and newly laid carpet flooring, the kitchen is fitted with ranges of light grey Shaker style wall and base units and has several integrated appliances, the two double bedrooms are positioned at the rear, with the main bedroom having carpeted flooring and the second bedroom having patio doors leading out to the rear garden. The bathroom has also been re-fitted and has a luxurious feel with a brand new white suite with a mains flow shower over the bath and quality tiling to the walls around the bath area. Outside there is a drive running down the left hand side of the bungalow to the garage, a pebbled area at the front which can be used for off road parking with a raised bed in front of the bungalow which helps to provide screening from the road and there is a gate between the drive and bungalow providing access to the private rear garden which has been designed and landscaped to keep maintenance to a minimum and provides a lovely space to sit and enjoy outside living.

Breaston has a number of local shops and if required there are schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries while Long Eaton is only a short drive away where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



A new stylish composite front door with four inset glazed block panels leading to:

### Reception Hall

The reception hall has quality laminate flooring which leads into bedroom 2, a boiler is housed in a built-in cupboard, hatch to loft, cornice to the wall and ceiling with LED mood lighting, radiator and panelled doors to the lounge, bedrooms and bathroom and a door with an inset glazed panel leading to the kitchen.

### Lounge

16'5 x 10'5 approx (5.00m x 3.18m approx)

Double glazed window to the front, coal effect gas fire set in a marble Adam surround with hearth, radiator, TV point, ten power points, cornice to the wall and ceiling and new carpeted flooring.

### Kitchen

10'3 x 8'8 approx (3.12m x 2.64m approx)

The kitchen has been re-fitted with light grey Shaker style units and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides with LED lighting to the plinths and has cupboards, oven, drawers, an integrated washing machine and dishwasher below, integrated upright fridge/freezer, matching eye level wall cupboards with lighting under, hood and back plate to the cooking area, double glazed windows to the front and side, recessed lighting to the ceiling, power points with USB charging points and a door with inset glazed panel leading to the reception hall.

### Bedroom 1

11'7 x 10'4 approx (3.53m x 3.15m approx)

Double glazed window overlooking the private rear garden, radiator, carpeted flooring, cornice to the wall and ceiling and eight power points.

### Bedroom 2

8'5 x 8'4 approx (2.57m x 2.54m approx)

Double glazed patio doors leading out to the private rear garden, which means this room could be used as a sitting/dining room or a bedroom, cornice to the wall and ceiling, radiator, quality laminate flooring and six power points.

### Bathroom

The bathroom has been re-fitted and has a white suite with an L shaped bath having a black mixer tap, a mains flow shower with a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, low flush w.c. with a concealed cistern and a sink with a mixer tap and double cupboard under, feature vertical towel radiator, circular mirror with light to one wall, double glazed eye level window, recessed lighting to the ceiling and an extractor fan.

### Outside

At the front of the property there is a pebbled area which can provide additional off road parking, a raised timber bed with various bushes that help to provide screening from the road with a path running across the front of the bungalow, a drive extends down the left hand side to the garage and there is a gate between the garage and bungalow which provides access to the rear garden and there is also an outside tap and a light at the side of the bungalow.

The rear garden is a lovely feature of the property with it being designed and landscaped to keep maintenance to a minimum with there being a slabbed patio area with pebbles to three sides and a raised bed to the right hand side, a path runs along the rear of the bungalow and there is a UPVC gate between the bungalow and garage which provides access onto the drive. The garden is kept private by having slatted fencing to two boundaries and there will be external lighting at the rear of the bungalow, on the fencing to the side and rear and at the side of the garage.

### Garage

17'5 x 8'7 approx (5.31m x 2.62m approx)

The brick built garage has recently had the roof replaced with a GRP high quality roof covering and is constructed of brick with an up and over door to the front and a half double glazed door to the side with power and lighting provided in the garage.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight across and into Breaston. Turn right into Risley Lane, second right into Rectory Road and right again into Carlin Close where the property can be found on the left.  
8127AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 32mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

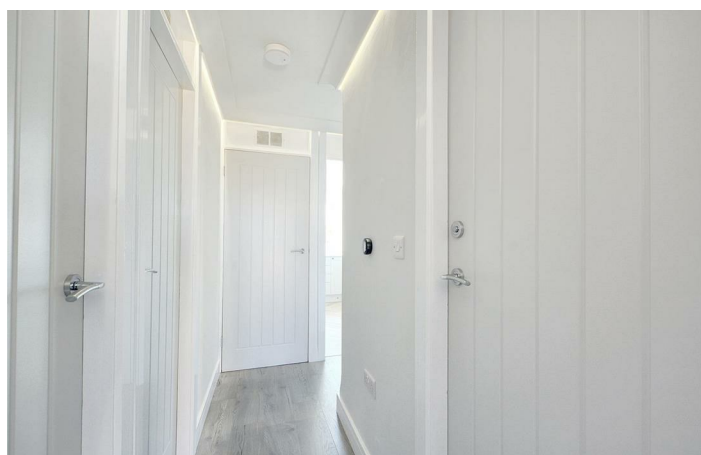
Flood Risk – No, surface water very low

Flood Defenses – No

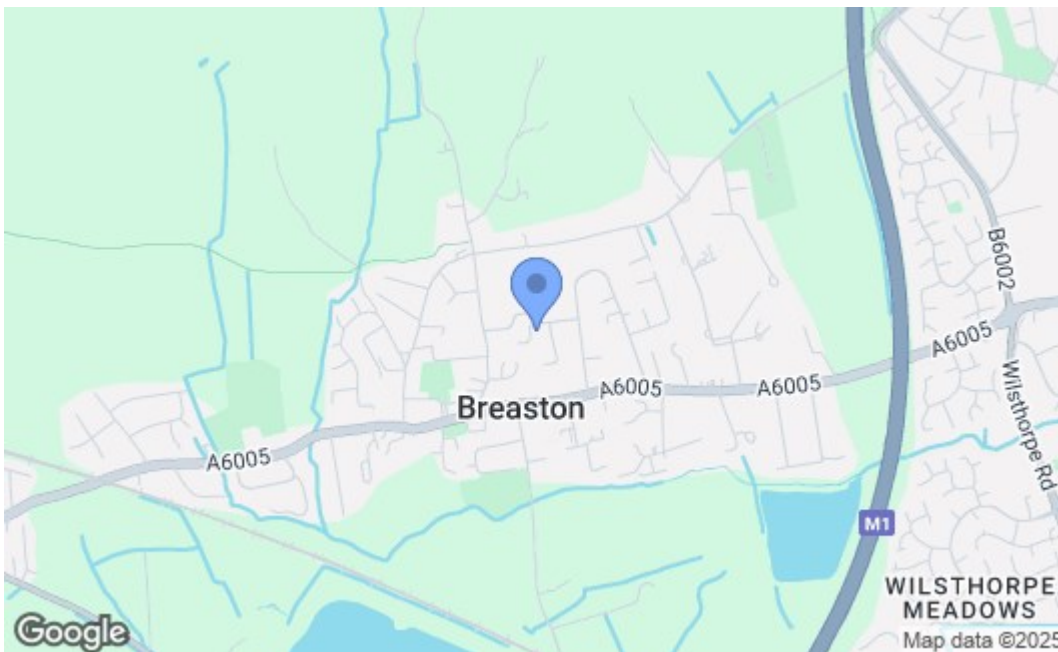
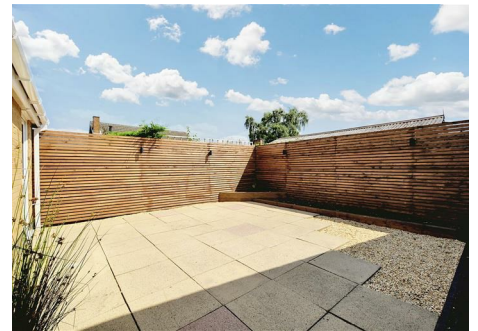
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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	

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.