



Plackett Close,  
Breaston, Derbyshire  
DE72 3UG

**O/I/R £274,950 Freehold**



A WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND CAR PORT WITH A LOW MAINTENANCE GARDEN. SITUATED WITHIN A QUIET CUL-DE-SAC AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this superb example of a three bedroom detached family home. The property sits within a quiet cul-de-sac location of this award winning village and benefits double glazing and gas central heating throughout. The property would ideally suit a wide range of buyers including first time buyers and families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hall, bay fronted lounge with a gas fire, open plan kitchen/diner with built in storage cupboards, space for fridge/freezer, space for a dishwasher and integrated electric oven, gas hob and extractor fan and a conservatory overlooking the low maintenance rear garden. To the first floor the landing has a built in storage cupboard and leads to the three piece family bathroom suite and three generous bedrooms with the master benefitting from a built in wardrobe. To the front of the property there is off street parking via a driveway and a carport with access into the brick built garage that has been converted into a room. To the rear there is an enclosed garden with flower beds, patio area and artificial turf. The garage has been converted and separated into three rooms; a utility room with space for a washing machine and tumble dryer, a store room and a WC.

Located in the popular residential and award winning village of Breaston, close to a wide range of local schools, shops and parks. The property is within walking distance to the local CO-OP as well as local pubs and coffee shops. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive. Long Eaton town centre is just 10 minutes drive where supermarkets and healthcare facilities can be found.



### Entrance Hall

Composite front door, laminate flooring, radiator, ceiling light.

### Lounge

17'10 x 13'6 approx (5.44m x 4.11m approx)

UPVC double glazed bay window overlooking the front, laminate flooring, radiator, gas fire, ceiling light.

### Kitchen/Diner

12'8 x 13'8 approx (3.86m x 4.17m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the car port, UPVC double glazed French doors leading to the conservatory, laminate and tiled flooring, radiator, built in storage cupboards, wall and base units with work surfaces over and inset sink and drainer, space for fridge/freezer, space for dishwasher, integrated electric oven, gas hob and overhead extractor fan, ceiling light.

### Conservatory

7'7 x 5'8 approx (2.31m x 1.73m approx)

UPVC double glazed windows and French doors overlooking and leading to the rear garden, laminate flooring.

### Fist Floor Landing

UPVC double glazed patterned window overlooking the side, carpeted flooring, ceiling light.

### Bedroom 1

13'6 x 13'5 approx (4.11m x 4.09m approx)

UPVC double glazed windows overlooking the front, laminate flooring, radiator, fitted wardrobe space, ceiling light.

### Bedroom 2

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

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 3

11'7 x 6'3 approx (3.53m x 1.91m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Family Bathroom

UPVC double glazed patterned window overlooking the side, carpeted flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, ceiling light.

### Outside

To the front of the property there is off street parking via a driveway with a car port and access into the converted garage. To the rear there is an enclosed garden with flower beds, patio area and artificial lawn.

### Garage

In the brick built garage there are three rooms, one for storage, one has a w.c. and another that is used as a utility with space for a washing machine and tumble dryer.

### Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and into Breaston. Continue past Breaston green taking the right turning into Stevens Lane and branching left at the fork into Holmes Road. Take the next left turning into Plackett Close.

8022RS

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT and Sky

Broadband Speed - Standard 11mbps Superfast 75mbps

Ultrafast 1000mbps

Phone Signal – 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

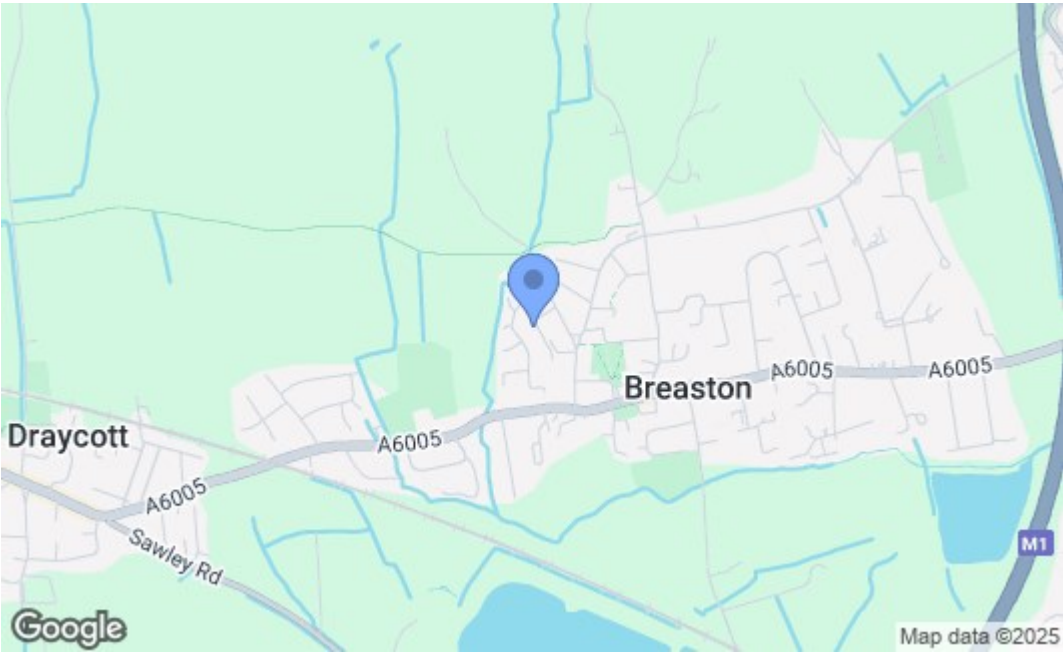
Flood Defenses – No

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                                                     |         | 84        |
| (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                     |         |           |
| England & Wales 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 |         |           |
| 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.