



Field Close,  
Breaston, Derbyshire  
DE72 3AS

**£385,000 Freehold**

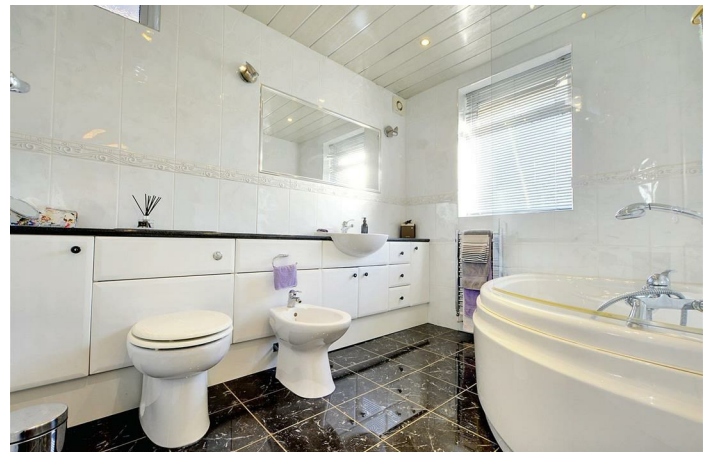


THIS IS A GABLE FRONTED, DETACHED THREE BEDROOM PROPERTY SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER VILLAGE LOCATION.

Being located at the head of Field Close, this three bedroom detached, chalet style property offers a lovely home which is now being sold with the benefit of NO UPWARD CHAIN. The property has been extremely well maintained throughout and for the size and layout of the accommodation to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included for themselves. The property has private gardens extending from the side to the rear and has an adjoining brick garage with parking to the front and is within easy reach of the centre of Breaston village where there are a number of local amenities and facilities and is also only a few minutes drive away from Long Eaton where there are many shops and amenities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was built approx. 50 years ago and has an attractive facia brick to the external elevations with a feature stone work panel to the front, all under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hallway with doors leading to the large lounge which has a feature Minton style fireplace, a separate dining room, an extremely well fitted breakfast kitchen which has several integrated appliances and a utility area off. There is also a ground floor bedroom and a fully tiled bathroom which has a corner bath with a shower over. To the first floor the landing leads to two further double bedrooms and the tiled shower room which includes a walk-in shower and a w.c. Outside there is an adjoining brick garage with parking at the front and the main gardens are situated at the side and rear where there are patio areas, a lawn with established borders to the sides, there is a shed and the gardens are kept private by having a wall, fencing and natural screening to the boundaries.

The property is a few minutes walk away from the centre of Breaston village where there are local shops, schools for younger children, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside, there are further main shopping facilities found in Long Eaton which is only a few minutes drive away and these include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are independent and state senior schools within easy reach of the property 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.



### Porch

Open porch with an outside light and quarry tiled flooring with an opaque double glazed front door leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor with window and radiator on the half landing, radiator and shelf over in the hall with doors leading to:

### Lounge

17'5 x 10'10 approx (5.31m x 3.30m approx)

Double glazed windows with vertical blinds to the front and side, coal effect gas fire set in a Minton style surround with a hearth, cornice to the wall and ceiling, three wall lights, TV point and a door with inset glazed panels leading to the hall.

### Dining Room

11'7 x 11'5 approx (3.53m x 3.48m approx)

Double glazed patio doors leading out to the rear garden, cornice to the wall and ceiling and a radiator.

### Dining Kitchen

11'8 x 10'10 approx (3.56m x 3.30m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, with the corner cupboards having folding doors, drawers and a microwave oven below, matching eye level wall cupboards and shelving with there being a TV aerial point on one of the corner shelves and the boiler is housed in a matching wall cupboard, tiling to the walls by the work surface areas, pelmet with recessed lighting over the double glazed window to the rear, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, inset glazed panels to the hall, integrated fridge with a cupboard below and shelf above, racked pull out integrated storage unit and tiled flooring.

### Utility Area

5'5 x 5'2 approx (1.65m x 1.57m approx)

The utility room has a work surface with cupboard and space for an automatic washing machine below with space for a tumble dryer above, space for an upright freezer, double glazed windows with fitted blinds to the rear and side, tiled flooring and half double glazed door leading out to the gardens.

### Bedroom 3

11'6 x 8'2 approx (3.51m x 2.49m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The fully tiled bathroom has a corner bath with a mixer tap and hand held shower with a Mira electric shower over and a curved protective screen, hand basin with a mixer tap set on a surface with cupboards and drawers below, low flush w.c. with a concealed cistern with a cupboard to one side, radiator, mirror with lighting to either side to one wall, chrome ladder towel radiator and an opaque double glazed window with a fitted blind and an eye level double glazed window to the side, panelling and recessed lighting to the ceiling and tiled flooring.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and doors leading to the bedrooms and shower room/w.c.

### Bedroom 1

12'5 x 11'9 approx (3.78m x 3.58m approx)

Double glazed window with fitted vertical blinds to the front, two double wardrobes with a central dressing table having drawers below, mirror to the wall and cupboards above and a radiator.

### Bedroom 2

12'7 x 11'5 approx (3.84m x 3.48m approx)

Double glazed window to the rear, radiator and access point to the roof storage space.

### Shower Room/w.c.

The first floor shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and glazed doors and protective screens, low flush w.c. with a concealed cistern, sink with a mixer tap set on a surface with double cupboard below, mirror to one wall, access to the roof storage space, chrome ladder towel radiator and a built-in airing/storage cupboard having a radiator and shelving.

### Outside

There is a driveway and off the road parking area in front of the property with a raised brick edged bed and there is a gate to the left hand side providing access to the rear.

The main gardens are at the side and rear of the property with there being a patio to the side which has a wall to the boundary and a wrought iron gate leading out to the front, the path extends around the property where there is a second large patio area at the rear, a lawn with mature borders to the sides and the garden is kept private by having fencing and natural screening to the boundaries. There is a shed positioned to the bottom left hand corner of the garden which is screened by various bushes and plants, there is an outside tap, power point and external lighting around the property.

### Garage

16'5 x 8'2 approx (5.00m x 2.49m approx)

The adjoining brick garage has an up and over door to the front, an outside light, the electric consumer unit, electric meter and gas meter are housed in the garage, there are power points and lighting and an external water supply is provided in the garage.

### Directions

Proceed out of Long Eaton along Derby Road and continue into the village of Breaston. Turn left into Harrimans Drive and right again into Field Close. 8315AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 79mbps Ultrafast 1000mbps

Phone Signal – EE, O2, 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

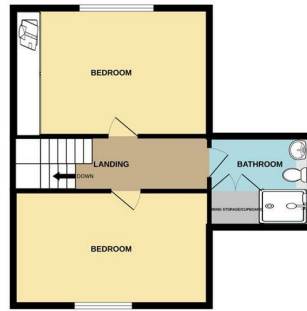




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.