



Mount Street,  
Breaston, Derbyshire  
DE72 3AJ

**£795,000 Freehold**

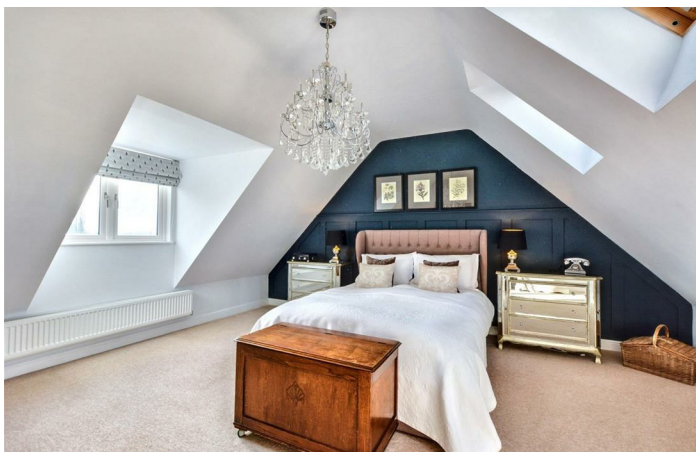


THIS IS A BEAUTIFUL FIVE/SIX BEDROOM DETACHED FAMILY HOME WITH THE ACCOMMODATION ARRANGED ON THREE FLOORS AND HAVING A PRIVATE, LANDSCAPED SOUTHERLY FACING GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this substantial, detached family home which is situated on a quiet cul-de-sac and at the rear overlooks open fields. The property offers versatile accommodation and can either have six bedrooms, or as currently used with one of the bedrooms being an office, and for the size and layout of the accommodation and privacy of the landscaped, South facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. Breaston is an award winning village positioned between Nottingham and Derby which has a number of local amenities and facilities and is also within easy reach of excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is part of a select development built around 2012 and is constructed of brick with render to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits of having central heating with underfloor heating to the whole of the ground floor, double glazing throughout and there are solar panels fitted to the roof which helps reduce the cost of electricity throughout the year. The house is entered through an open porch and composite door to the spacious reception hall, from which stairs lead to the first floor, there is an understairs storage cupboard and ground floor w.c. off the hall and double opening doors lead to the main lounge which is positioned on the right of the property and this opens to a dining area which has a cantilever ceiling with two sets of bi-folding doors opening to the rear garden and there is also a lantern window to the ceiling, the Steven Christopher exclusively fitted and equipped kitchen which has quartz work surfaces and includes several appliances and a central island and off the kitchen there is a utility room. To the first floor the landing leads to four double bedrooms – one of which is currently used as a home office and two of the bedrooms have en-suite shower rooms, both have air conditioning units fitted which will remain at the property and the main bedroom has a dressing area with a range of built-in wardrobes to one side and the second bedroom has bi-folding doors and a Juliette balcony providing magnificent views over the fields at the rear. The main bathroom has a bath and separate walk-in shower and to the second floor there are two further double bedrooms, which again offer versatile space as one could become a sitting room for a teenager or older relative and there is also a separate shower room on the second floor. Outside there is adjoining double garage to the right hand side of the house with a block paved drive at the front, there are lawned areas to either side of the path which takes you to the front door and there are paths with gates to either side of the property providing access to the rear garden. The rear garden was landscaped by the well regarded garden designer, Sue Haywood, who is based on Breaston and has a decked and slate slabbed patio with steps leading down to a further large patio which has an aluminium pergola over, there is a lawn with planted borders and the garden has lighting, an automated irrigation system and overlooks open fields at the rear.

Breaston has a number of local shops, schools for younger children, there are three pubs and a bistro restaurant with further shopping facilities and schools for older children being found in Long Eaton which is only a few minutes drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and the senior schools include Trent College and the Wilsthorpe Academy, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links 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 a pitched tiled roof, two wooden supporting pillars and an outside light leading through a composite panelled front door to:

## Reception Hall

Stairs with LED lighting on the treads to one side and a balustrade leading to the first floor, understairs storage cupboard, tiled flooring with underfloor heating that extends through into the kitchen area and ground floor w.c., recessed lighting to the ceiling, point for the integrated vacuum system and double doors to the lounge.

## Ground Floor w.c.

Having a white low flush w.c. and a wall mounted hand basin with mixer tap, panelling to the lower parts of the walls, extractor fan and tiled flooring with underfloor heating.

## Sitting/Play/TV Room

This second reception room has a double glazed window with fitted blind to the front and carpeted flooring with underfloor heating.

## Lounge

The lounge opens to the dining area and has a double glazed window with a fitted blind to the front, TV point, recessed lighting to the ceiling, engineered oak flooring with underfloor heating and a point for the integrated vacuum system.

## Dining Area

15'2 x 11'2 approx (4.62m x 3.40m approx)

The dining area has a cantilever ceiling and bi-folding doors to two sides which lead out to the rear garden, engineered oak flooring with underfloor heating, lantern ceiling window over the dining area with recessed lighting and there is a log burning stove positioned on a slate hearth.

## Breakfast Kitchen

16'2 x 12'3 approx (4.93m x 3.73m approx)

The kitchen is open to the dining area and was fitted by Steven Christopher with cream finished units having brushed stainless steel fittings and quartz work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a quartz work surface which extends to two walls and has cupboards, drawers with the top drawer being a cutlery drawer, an integrated dishwasher and a wine cooler below with a collection point in the plinth for the integrated vacuum system, oven and a microwave oven with drawers under and a cupboard above, upright shelved pantry style cupboard, double integrated fridge and freezer, central island with a quartz work surface having seating at one, cupboards below and lighting over, hood over the cooking area, double glazed window to the rear, tiled flooring with underfloor heating, recessed lighting to the ceiling, a TV aerial point and power point for a wall mounted TV and the main control system for the heating system is mounted on the wall in the kitchen.

## Utility Room

6'11 x 5'8 approx (2.11m x 1.73m approx)

The utility room has a stainless steel sink with a mixer tap set in a work surface with spaces for an automatic washing machine and tumble dryer and double cupboard beneath, range of matching eye level wall cupboards, UPVC door leading out to the side of the property, recessed lighting to the ceiling and tiled flooring with underfloor heating.

## First Floor Landing

The balustrade continues from the stairs to the landing, double glazed window to the front, point for the integrated vacuum system, recessed lighting to the ceiling and a built-in airing/storage cupboard housing the hot water tank.

## Bedroom 1

17'5 x 15' plus dressing area (5.31m x 4.57m plus dressing area)

The main bedroom has a double glazed window providing views over the fields at the rear, two Velux windows to the sloping ceiling, two radiators, panelling to the wall by the bed head position, TV aerial point and power point for a wall mounted TV and a wall mounted air conditioning unit.

## Dressing Room

As you enter the bedroom from the landing, there is a dressing area with a range of built-in wardrobes having sliding doors and these provide hanging space and shelving, there is recessed lighting to the ceiling, a radiator and a door leads to:

## En-Suite Shower Room

Having a large walk-in shower with a mains flow shower system, mosaic tiling to three walls and a folding glazed protective door, wall mounted hand basin with a mixer tap and low flush w.c. positioned on a mosaic tiled wall, opaque double glazed window with a mosaic tiled sill, tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2

12'6 x 12'9 approx (3.81m x 3.89m approx)

The second bedroom has bi-folding doors with a Juliette glazed balcony which provides views over the open fields at the rear of the house, wall mounted air conditioning unit, radiator, hatch to loft, built-in wardrobe providing hanging space and shelving and a TV aerial point with power point for a wall mounted TV.

## En-Suite

The en-suite to the second bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed folding protective door, wall mounted hand basin with mixer tap and a low flush w.c., chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Bedroom 3

11' x 10'5 to 7'9 approx (3.35m x 3.18m to 2.36m approx)

This bedroom is currently used as an office and has a double glazed window to the front, fitted desk and shelving to one wall and a radiator.

## Bedroom 4

13'11 x 8'10 approx (4.24m x 2.69m approx)

Double glazed window to the front, double built-in wardrobe, radiator and laminate flooring.

## Bathroom

The main bathroom has a white suite and includes a panelled bath with a mixer tap and tiling to three sides, a separate walk-in shower with a mains flow shower system having tiling to two walls, a glazed pivot door and protective screen, low flush w.c. and a wall mounted hand basin with a mixer tap, half tiled walls to the sink and w.c. areas, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

## Second Floor Landing

There is a range of built-in storage units extending along one side of the landing, oak flooring, radiator, recessed lighting to the ceiling and a point for the integrated vacuum system.

## Bedroom 5

12'9 x 10' max approx (3.89m x 3.05m max approx)

This double bedroom has six Velux windows to the ceiling, a range of built-in soft closing storage cupboards and drawers extending along one wall, oak flooring and a radiator.

## Bedroom 6

12'6 x 12'2 to 11' approx (3.81m x 3.71m to 3.35m approx)

This double bedroom has six Velux windows to the ceiling, a range of built-in cupboards with soft closing, white gloss doors extending along one side, engineered oak flooring, radiator, TV aerial point and power point for a wall mounted TV and recessed lighting to the ceiling.

## Shower Room

There is a shower room on the second floor which has a walk-in shower with a mains flow shower system, tiling to two walls, folding glazed door and protective screen, low flush w.c. and a wall mounted hand basin with mixer tap and tiled splashback and a circular mirror to the wall above, a Velux window, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Outside

At the front of the house there is a pathway leading to the front door and the path extends across the front of the house to the block paved drive on the right hand side and to a gate on the left which provides access to the rear garden. There are two lawned areas in front of the property and there is a second pathway with a gate leading to the rear and right hand side of the garage.

The rear garden is South facing and was landscaped by a well regarded Chelsea Flower Show double gold winner Sue Haywood who is based in Breaston. There is a decked area extending across the rear of the house and behind the garage which has a glazed balustrade and low level wall with the decked area extending to a path which takes you to a bin storage area and to the path running down the left hand side of the house, slate slabbed patio with dual steps leading down to a further large patio which has an aluminium pergola over and fitted seating with outside lighting being provided in this and other areas of the garden, there is a lawn with established planting to the sides and a main bed between the patio and bottom of the garden includes a water feature with box hedging to the sides, the garden is kept private by having slatted fencing to the two side boundaries and there is a ranch style fencing running along the rear boundary and there is the opportunity to extend the garden to create a decked area overhanging the brook at the bottom of the garden, there is a programmable irrigation system installed around the garden, power points and lighting and an external water supply is provided at the rear of the house.

## Garage

17'4 x 15'3 approx (5.28m x 4.65m approx)

The double garage is positioned to the right hand side of the house and it has an electric roller door to the front and a personal door leading out to the rear, there is the wall mounted unit for the integrated vacuum system, a wall mounted boiler and Aurora inverter for the solar panels which are fitted to the roof, fitted shelving which will remain when the property is sold, power points and lighting are provided, there are two wall mounted electric consumer units and hot and cold taps are provided within the garage.

## Bin Stores

The bin stores have a tiled roof and three doors at the front.

## Agents Notes

The central heating system includes underfloor heating to the ground floor and radiators to the first and second floors and each room has a digital thermostat to control the temperature individually, there is air conditioning to bedrooms 1 and 2 and there are 6 West facing and 12 South facing solar panels fitted to the roof which provide a 25 year guaranteed income from installation and also provides solar heating hot water which can lead to zero gas use in the summer. There is also an 8 camera CCTV system around the property which can be accessed from an app on a mobile device, and there is also an EV 32a charging point.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Proceed for some distance take the left turning onto Maxwell Street and left again onto Mount Street.  
B389AMMP

## Council Tax

Erewash Borough Council Band F

## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – Bt, Sky  
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Vodafone, Three  
Sewage – Mains supply  
Flood Risk – No, surface water low  
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			
(81-91) B		79	79
(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	

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.