

Robert Ellis

look no further...



Fearn Close,
Breaston, Derby
DE72 3DT

Offers Over £450,000
Freehold

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Built in 2013 and being situated at the head of a most private cul-de-sac on the edge of the edge of Breaston village. The property is well situated for easy access to all the local amenities and facilities provided by Breaston village as well as all those found in nearby Long Eaton which is literally only a few minutes driving distance away. There are also excellent transport links at hand.

This individual detached bungalow will have an outer leaf of attractive facia brick all under a tiled roof and the spacious accommodation will derive the benefits of UNDER FLOOR HEATING and DOUBLE GLAZING throughout. In brief the accommodation will include an open porch which leads through the front door to the reception hall which in turn leads into the main living area that includes a lounge with feature fireplace and separate dining/living area with both rooms having French style double glazed doors leading out to the private patio area and Southerly facing gardens at the rear. Off the dining area there is the kitchen which will be exclusively fitted and well equipped and there will also be a utility room positioned off the main hall. There are then the three bedrooms, the master bedroom having a shower room EN-SUITE and then the main bathroom which like the rest of the property will be luxuriously finished. Outside there is an integral GARAGE which will have an automatic roller entrance door and side entrance door. A block paved car standing and driveway and garden at the front and access via either side of the bungalow to what will be a private lawned garden which will in the main have a southerly aspect.

At hand there are a number of local shops and facilities provided in Breaston and the Asda and Tesco superstores and numerous other retail outlets are only a few minutes drive away, there are health care and sports facilities including several local golf courses, walks in the surrounding countryside and excellent transport links which include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Open Porch

Front door leading to reception hall with under floor heating.

Lounge

[5.54m (18ft 2in) x 3.71m (12ft 2in) approx] the lounge will have double opening double glazed French doors leading out to the private patio at the rear of the property and a double glazed window overlooking the rear garden. There will be a feature fireplace included and under floor heating.

Dining Kitchen

[6.76m (22ft 2in) x 3.38m (11ft 1in) approx]

Dining Area

The dining area is situated adjacent to the kitchen and again will have double opening French style doors leading out to the rear garden and will have under floor heating.

Kitchen

The kitchen will be exclusively fitted with ranges of work surfaces to four sides which will incorporate a built-in hob and several other appliances including an oven, dishwasher, integrated fridge and freezer. There will be matching wall units and the walls to the work surface areas will be finished in a contrasting tile. There will be a double glazed window to the side and under floor heating.

Utility Room

[2.54m (8ft 4in) x 1.9m (6ft 3in) approx] the utility room will have a door leading out to the side of the property and there will be a work surface incorporating a sink and having space and plumbing for an automatic washing machine, tumble dryer and cupboard beneath.

Bedroom 1

[4.9m (16ft 1in) x 3.4m (11ft 2in) approx] double glazed window to the front and under floor heating.

En Suite

The en-suite shower room will have a large shower cubicle with mains shower, low flush w.c. and pedestal wash hand basin. There will be under floor heating.

Bedroom 2

[5.54m (18ft 2in) x 2.72m (8ft 11in) approx] double glazed window to the front and under floor heating.

Bedroom 3

[3.3m (10ft 10in) x 2.21m (7ft 3in) approx] double glazed window to the front and under floor heating.

Bathroom

[2.72m (8ft 11in) x 2.64m (8ft 8in) approx] the bathroom will have a quality white suite and contrasting tile to the walls by the bath and sink areas. The floor will have under floor heating. The suite will include a bath, pedestal wash hand basin and low flush w.c. There will be an opaque double glazed window to the side.

Outside

At the front of the property there will be a brick paved car standing area and a garden. There will be access to either side of the property via gates to the rear garden. At the rear of the bungalow there will be a patio which will then lead onto a large lawned garden area which is not overlooked from the rear boundary.

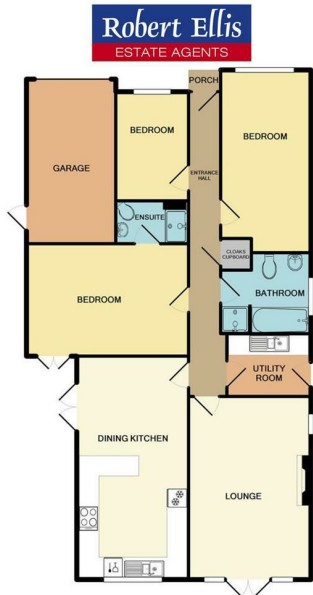
Garage

[4.98m (16ft 4in) x 2.69m (8ft 10in) approx] there will be an integral garage with remote control roller entrance door and personal side entrance door.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn left after the motorway bridge into Richmond Avenue and continue to the end turning left into Fearn Close and the property is found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.