



Heath Gardens,  
Breaston, Derbyshire  
DE72 3UH

**O/O £475,000 Freehold**



A SPACIOUS THREE BEDROOM BUNGALOW SET IN THE SOUGHT AFTER VILLAGE OF BREASTON IN A QUIET CUL DE SAC WITH A SOUTH WESTERLY FACING GARDEN, ON A SUBSTANTIAL CORNER PLOT

Robert Ellis are delighted to bring to the market this well presented three bedroom modern detached bungalow situated on a substantial corner plot with a beautiful, mature south facing garden. With three double bedrooms, two driveways and a brick built detached garage, it is sure to tick boxes for people looking for a quiet bungalow in sought-after Breaston. To fully appreciate the size and quality of the accommodation on offer, a viewing comes highly recommended.

The property sits on a good size plot with ample block paved driveway to the front and side for several vehicles, leading to a detached garage incorporating an electric roller shutter door, the property is constructed of brick to the external elevation all under a tiled roof. In brief, the accommodation comprises of a spacious light and airy entrance hallway, large lounge dining room with double glazed French patio doors leading out to the enclosed south facing rear garden, family bathroom come utility, three bedrooms, dining kitchen with a range of contemporary wall and base units. To the front as previously mentioned there is a large block paved driveway providing ample vehicle off road hard standing with potential for further hard standing to the side of the garage subject to the buyers needs and requirements. To the rear there is a larger than average enclosed landscaped South facing garden with paved patio area, garden laid to lawn, mature shrubs and trees, palm trees planted to the boundaries.

The property is found within easy reach of the local shops found within Breaston which include the butchers, bakers and restaurants. If required excellent local schooling provided within Breaston village with Trent College and Wilsthorpe School located close at hand. There are excellent transport links with bus stops found nearby within walking distance on Wilsthorpe Road. Excellent healthcare and sports facilities found nearby including several local golf courses such as Trent Lock and Beeston Fields Golf Clubs and picturesque countryside found close by. Other transport links include J25 of the M1, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

4'11" x 14'0" approx (1.52m x 4.27m approx)

L shaped entrance hall with a composite front entrance door with inset obscure glazed panel, freshly cleaned carpet, two wall mounted radiators, coving, two ceiling lights, telephone point and wall lights. Doors to:

### Lounge

11'7" x 16'2" approx (3.54m x 4.94m approx)

UPVC double glazed French doors to the rear and UPVC double glazed bay window to the front, carpeted flooring, large radiator, ceiling light, coving to the ceiling, TV point and fireplace with stone surround, USB sockets to the power points.

### Dining Room/Bedroom 3

9'5" x 10'5" approx (2.89m x 3.2m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and coving.

### Kitchen

12'2" x 16'0" approx (3.73m x 4.9m approx)

UPVC double glazed window and door to the rear, tiled floor, ceiling light, coving to the ceiling, wall mounted double radiator. Wooden style wall, drawer and base units with marble style roll edged work surfaces over, tiled splashbacks, stainless steel sink and drainer with swan neck mixer tap, built-in oven, microwave, four ring hob, black splashback and extractor over, space for a free standing fridge freezer and washing machine.

### Bedroom 1

10'2" x 17'0" approx (3.11m x 5.19m approx)

UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light and coving.

### Bedroom 2

13'5" x 10'2" approx (4.11m x 3.11m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, coving and ceiling light.

### Shower Room

8'5" x 10'8" approx (2.57m x 3.26m approx)

The recently re-fitted bathroom comprises of a pedestal wash hand basin, low flush w.c., enclosed corner shower

unit with mains fed shower over, vanity cupboard, space for a tumble dryer, UPVC double glazed window to the rear, vinyl flooring, ceiling spotlights and shaver point.

### Outside

The property sits on a large corner plot and benefits from two large block paved driveways, one in front of the garage to the right of the property and the other to the left hand side.

The rear garden is enclosed with fencing. The current owners are avid gardeners and there are many beautiful plants, shrubs and in particular palm trees, there is a lawned garden with patio area, the garden is South facing and very private.

### Garage

9'1" x 17'5" approx (2.77m x 5.33m approx)

Detached brick garage with up and over door, UPVC double glazed window and door to the side, power and light.

### Directions

Proceed out of Long Eaton on Derby Road continue straight over and the Wilsthorpe Island Road, continue over the motorway bridge into Breaston Village and take the first turning on the right onto Heath Gardens.

8620AMJG

### 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

Broadband Speed - Standard 6mbps Superfast 50mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

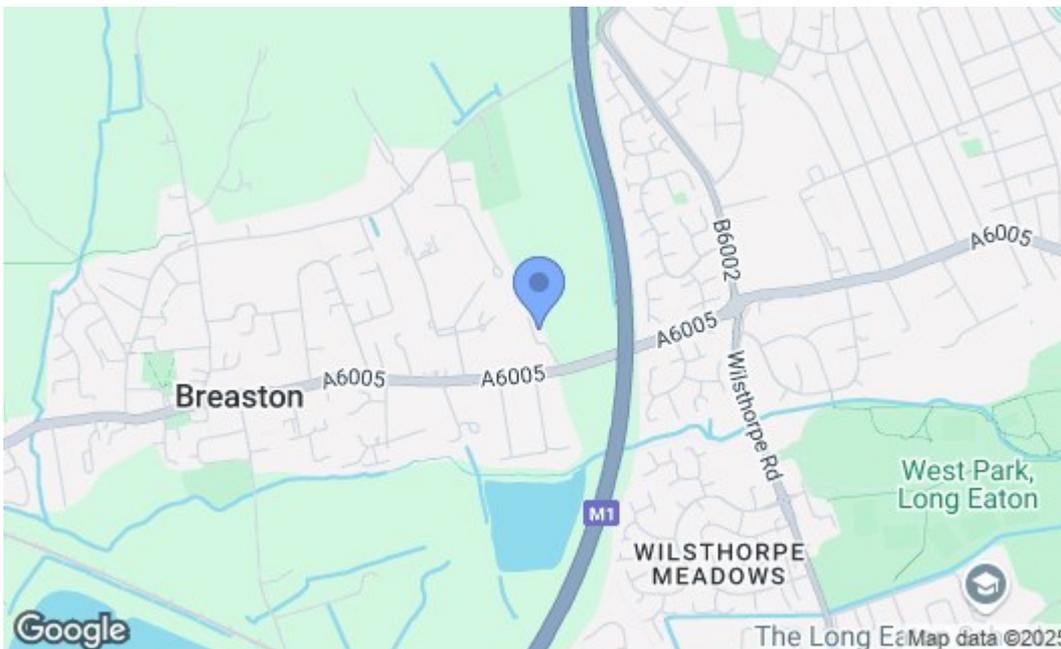
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS  
GROUND FLOOR



1: HEATH GARDENS, BREASTON  
Minimum energy efficiency standard (MEES) for rental properties from 1st April 2020. Properties with an EPC rating of F or G must be improved to at least E by 1st April 2020. Properties with an EPC rating of G must be improved to at least E by 1st April 2025. Properties with an EPC rating of F or G must be improved to at least E by 1st April 2027. Properties with an EPC rating of G must be improved to at least E by 1st April 2030. Properties with an EPC rating of F or G must be improved to at least E by 1st April 2034. Properties with an EPC rating of G must be improved to at least E by 1st April 2038.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
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			
<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.