



Bourne Square,  
Breaston, Derbyshire  
DE72 3DZ

**£425,000 Freehold**

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A UNIQUE AND BEAUTIFULLY FINISHED CONVERTED THREE DOUBLE BEDROOM CHAPEL IN THE HEART OF BREASTON VILLAGE WITH A SHOW-STOPPING OPEN PLAN LIVING KITCHEN DINER

Robert Ellis are delighted to be instructed to market this lovely home that has been fully renovated and red-esigned by the current owners and is ready for immediate occupation. The property offers spacious, high quality accommodation which is arranged on two levels with the house still having a brand new feel as people will be able to appreciate when they take a full internal inspection. The high specification throughout and fantastic addition of the sunroom must be viewed to be appreciated, along with the character features makes this an amazng prospect for those looking for something special in Breaston. Being situated in Breaston, which is a very popular award winning village which has a number of local amenities and facilities whilst those provided by Long Eaton are only a short drive away as are excellent transport links which include J25 of the M1.

The property comprises of a spacious entrance hall with seating area, cloak room and downstairs W.C From the hallway, the open plan kitchen living dining room, with a separate utility. The kitchen has elegant and contemporary units with a large island and breakfast bar. This area is the heart of the home with the sunroom off leading to the rear enclosed, private garden. To the first floor, the double-height staircase leads to the three double bedrooms and family wet room. The master benefits from an en-suite shower room and in built wardrobes. Outside there is a driveway to the side for at least 2 vehicles. The property has been fully refurbished, but maintains the charm and character throughout. This is truly a magnificent property that must be viewed!

Breaston has a number of local shops including a Co-op convenience store, healthcare and sports facilities which includes several local golf courses, schools for younger children with senior schools being found in Long Eaton and Sandiacre, there are various local pubs with excellent reputations, a bistro restaurant and various coffee eateries, walks in the picturesque surrounding countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall  
12'5 × 6'1 approx (3.78m × 1.85m approx)  
Composite door to the front with two UPVC double glazed windows either side, tiled floor, three ceiling lights, seating area, two cream modern radiators, stairs to the first floor, doors to the open plan living space, ground floor w.c. and spacious cloaks cupboard.

Ground Floor w.c.  
2'9 × 5'4 approx (0.84m × 1.63m approx)  
Tiled floor, low flush w.c., chrome towel radiator, ceiling light, wall mounted sink with splashback tile, modern mixer tap, extractor fan and panelled walls.

Cloakroom  
2'9 × 3' approx (0.84m × 0.91m approx)  
Tiled floor, ceiling light and a hanging rail.

Open Plan Living/Kitchen Diner  
22'9 × 28'9 approx (6.93m × 8.76m approx)  
An open plan room with UPVC double glazed sash windows to the front, two to the side and two into the sun room, UPVC double glazed door to the sun room with inset glazed panel, oak flooring, coving and picture rail, three wall mounted cream tall radiators, mixture of lighting to define the areas with two ceiling lights over the living space, ceiling roses, ceiling light over the snug corner, which could be used as a dining space or office, over the kitchen there are two sets of spotlights and a feature extractor with colourful uplighters above, three hanging ceiling lights over the breakfast island and further recessed spotlights over the utility sink area, TV point, multi fuel burner, Worcester Bosch boiler and ample power points.

The kitchen consists of a mixer of contemporary cream soft closing handle-less wall, drawer and base units to two walls with a 10'3 × 8'9 L shaped large island with pop up hidden sockets, Siemens induction four ring hob, granite work surfaces, wine fridge and an oak top over the breakfast bar. The main kitchen has a self cleaning Siemens oven and grill, second self cleaning oven/microwave with LED lighting, inset 1½ stainless steel sink and drainer with a swan neck mixer tap and smoked mirror splashback, built-in dishwasher, door to the utility and to:

Sun Room  
10'9 × 18'8 approx (3.28m × 5.69m approx)  
Having UPVC double glazed windows to the rear, lantern ceiling, LED spotlights all around, radiator, wall lights and oak parquet style flooring with under-floor heating.

Utility Room  
14'7 × 3'3 approx (4.45m × 0.99m approx)  
Tiled floor, ceiling light, extractor fan, space and plumbing for a washing machine and work surface ideal for storage.

First Floor Landing  
4'7 × 14' approx (1.40m × 4.27m approx)  
L shaped landing with beautiful panelling going up the stairs with two feature UPVC sash windows to the front, wall lights, cream carpeted, recessed LED spotlights, double radiator, loft access hatch with ladder and doors to:

Bedroom 1  
12'8 × 9'1 approx (3.86m × 2.77m approx)  
UPVC double glazed sash window to the side, carpeted floor, double radiator, ceiling light, built-in sliding wardrobes to one wall, TV point and door to:



En-Suite  
8'5 × 3' approx (2.57m × 0.91m approx)  
Tiled floor with underfloor heating, LED recessed spotlights, chrome, low flush w.c. with push flush, part tiled walls, modern wall mounted sink with mixer tap, extractor fan, enclosed shower with rainwater shower head and hand held shower.

Bedroom 2  
9'7 × 13'8 approx (2.92m × 4.17m approx)  
UPVC double glazed sash window to the front, carpeted flooring, wall mounted double radiator and ceiling light.

Bedroom 3  
8'4 × 17'2 approx (2.54m × 5.23m approx)  
UPVC double glazed sash window to the front, carpeted flooring, radiator and ceiling light.

Wet Room  
6' × 8'8 approx (1.83m × 2.64m approx)  
With a Velux sky light, tiled floor with underfloor heating, chrome towel radiator, extractor fan, recessed LED ceiling spotlights, a large floating sink with storage below and mixer tap, wall mounted floor cupboard, low flush w.c., open walk-in shower with a mains fed rainwater shower head and hand held shower, shelving for storage and tiled walls.

Outside  
The property has a tarmac driveway to the right for at least two vehicles.

To the rear there is a garden which is fully enclosed with fencing and walls, shed and easy maintenance.

Directions  
Proceed out of Long Eaton along Derby Road and at the traffic island continue directly over and into the village of Breaston. Follow the road for some distance and upon entering the village centre turn left into Boume Square, following the road round where the property can be found as identified by our for sale board. 8723AMJG

Council Tax  
Erewash Borough Council Band E

Additional Information  
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband 12Standard mbps 80Superfast mbps 1000Ultrafast mbps  
Phone Signal – EE, O2, Vodafone  
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		
(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 <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.