



Marlborough Road,  
Breaston, Derbyshire  
DE72 3DD

**£359,995 Freehold**



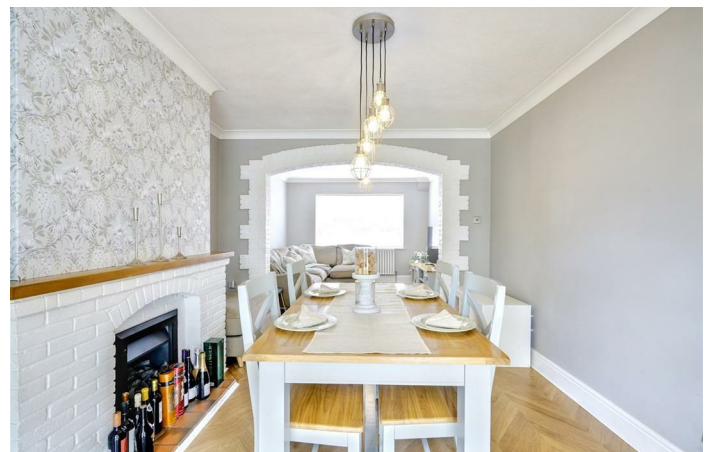


THIS IS A HIGHLY APPOINTED THREE BEDROOM PROPERTY WITH A LONG PRIVATE GARDEN TO THE REAR WHICH IS SITUATED ON A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER VILLAGE LOCATION.

Being situated on Marlborough Road, this traditional semi detached property has over recent years been upgraded throughout and had the kitchen extended to the side and for the size and layout of the accommodation and length of the private rear garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is also within a few minutes walking distance of the village centre where there are various shops, pubs and schools for younger children, while access to excellent transport links helps to make this a very popular and convenient village location to live.

The property stands back from Marlborough Road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having a gas central heating system and double glazing throughout. The property is ready to move into without having to carry out any work whatsoever and being entered through a stylish composite front door includes a reception hallway with a ground floor w.c. off, a through lounge with a sitting area at the front and a dining area and from the dining area there are glazed bi-folding style internal doors leading to the sitting/garden room, from which double opening, double glazed French doors lead out to the rear garden. The kitchen has been extended over recent years and is exclusively fitted with Shaker style units and integrated appliances and to the first floor the landing leads to the three bedrooms and luxurious recently fitted bathroom which has a mains flow shower over the bath. Outside there is a block paved drive and parking at the front which extends down the left hand side to the rear where there is a walled patio area with steps leading down to a long lawned garden which is over 100ft in length and has mature borders and fencing to the sides, there is a shed near the house with a second shed at the bottom of the garden and a gate leading out to the brook which runs along the bottom of the garden.

Breaston village centre is only a few minutes walk away from the house and there are a number of local shops, coffee eateries, pubs, a bistro restaurant and schools for younger children within a short distance while there are more shopping facilities found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, schools for older children which includes the Wilsthorpe academy and Trent College while there is Friesland School in Sandiacre, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside 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 leading through a stylish composite front door with an inset diamond shaped glazed panel to:

## Reception Hall

Stairs with a balustrade and cupboard under leading to the first floor, double glazed window to the side, decorative panelling to the lower parts of the walls, feature radiator, meter and electric consumer unit housed in a fitted cupboard, panelled door leading to the lounge and a door with an inset glazed panel leading to the breakfast kitchen.

## Ground Floor w.c.

Having a low flush w.c. with a concealed cistern and a sink having a mixer tap above, panelling to the lower parts of the walls, feature radiator, opaque double glazed window, tiled flooring and an extractor fan.

## Lounge/Sitting Room

11'2 x 10'9 approx (3.40m x 3.28m approx)

Double glazed window with fitted blind to the front, radiator, cornice to the wall and ceiling, herringbone laminate flooring extending through into the dining area and sitting/garden room.

## Dining Room

12'8 x 10'9 approx (3.86m x 3.28m approx)

Bi-fold doors with inset glazed panels leading into the sitting/garden room, feature coal effect gas fire set in a painted brick surround with a wooden mantle and tiled hearth, feature radiator, herringbone laminate flooring and cornice to the wall and ceiling.

## Sitting/Garden Room

12'8 x 11'4 approx (3.86m x 3.45m approx)

Double opening, double glazed French style doors leading out to the patio at the rear of the property, double glazed windows to the rear, recessed lighting inset into the vaulted ceiling, herringbone laminate flooring and feature vertical radiator.

## Breakfast Kitchen

10'9 x 10'5 approx (3.28m x 3.18m approx)

The extended kitchen is fitted with Shaker style units and wooden work surfaces and includes a Belfast style sink with a mixer tap set in a wooden work surface which extends to three sides and has cupboards, drawers, an integrated dishwasher and automatic washing machine below, integrated upright fridge/freezer, matching eye level cupboards, central breakfast bar with a wooden work surface, cupboards, basket drawers under and seating on one side with LED lighting below the wooden work surface, matching eye level wall cupboards with lighting under, wall display cabinet with lighting, space for a cooking Range set in a feature chimney breast with a tiled back plate and shelf above, double glazed windows to the front and rear and two Velux windows to the sloping ceiling in the extended part of the kitchen, recessed lighting to the ceiling, feature vertical radiator, Ideal boiler housed in a built-in cupboard which has shelving and a light, lighting over the island worksurface/breakfast bar and herringbone laminate flooring.

## First Floor Landing

The balustrade continues from the stairs onto the landing, panelling to the lower parts of the walls, double glazed window to the side and panelled doors to:

## Bedroom 1

11'3 x 10'9 approx (3.43m x 3.28m approx)

Double glazed window with a fitted blind to the front, radiator and feature panelling to one wall.

## Bedroom 2

12'9 x 8'8 plus wardrobes approx (3.89m x 2.64m plus wardrobes approx)

Double glazed window with fitted blind to the rear, radiator and a range of built-in wardrobes extending along one wall providing hanging and shelving space.

## Bedroom 3

8'1 x 5'10 approx (2.46m x 1.78m approx)

Double glazed window with a fitted blind to the front, radiator, laminate flooring and panelling to the lower part of one the wall.

## Bathroom

The luxurious recently re-fitted bathroom has a white suite including a panelled bath with a mixer tap and mains flow shower over, tiling to three walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and low flush w.c., half tiled walls and tiled flooring, opaque double glazed window, extractor fan, chrome ladder towel radiator and hatch to the loft.

## Outside

At the front of the property there is a block paved driveway which extends down the left hand side of the house and across the front of the property providing off road parking for 2/3 vehicles, external power points, hedge to the left hand boundary and a fence to the right and there is a path with a gate leading down the left hand side of the property to the rear and there is an outside light at the side of the house.

At the rear there is a walled patio with fencing to the sides and a raised bed to the left and an outside light, external light and power points provided at the rear of the property. There is a gate from the patio leading down steps to a block paved pathway which extends down towards the bottom of the garden, decking to the right of the path and a long lawned garden with established and mature beds to the sides, garden shed with stone borders to the sides, fencing and natural screening to the boundaries and the long garden which is over 100ft in length has a central bed dividing the garden with there being a further lawned area with borders behind the central bed, there is a further storage shed at the bottom of the garden and a gate leads out to the brook running along the rear of the plot.

## Directions

Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island continue directly across and into Breaston. Pass through the centre of the village and then take the left hand turning onto Marlborough Road where the property is situated on the right hand side.

8721AMMP

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 37mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

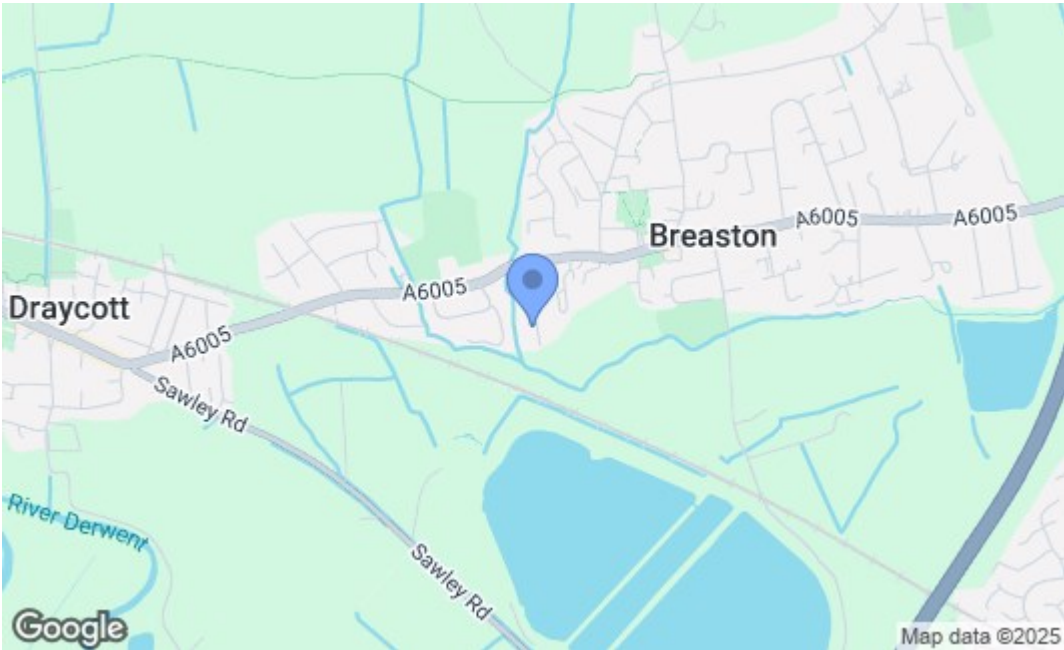
Flood Defenses – No

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		
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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.