



Plot 1 Albert Road,
Breaston, Derbyshire
DE72 3DL

£285,000 Freehold

A THREE BEDROOM NEW BUILD DETACHED PROPERTY SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC WITHIN A MOST SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market this fantastic three bedroom detached property which is still undergone construction, however, we anticipate a high level of interest and an early viewing comes highly recommended. Situated on Albert Road on the edge of the village of Breaston, this detached family property offers spacious accommodation over two floors and derives the benefit of modern conveniences such as gas central heating and double glazing. To fully appreciate the size and quality of the accommodation, an early viewing comes highly recommended.

The property is set back from Albert Road with a driveway to the front elevation and enclosed garden at the rear with views over neighbouring countryside. The well proportioned accommodation comprises of entrance hallway, cloaks/w.c., dining kitchen with open plan lounge/dining room. To the first floor there are three bedrooms, family bathroom and an en-suite to the master bedroom. With a driveway to the front and enclosed garden at the rear.

As previously mentioned Breaston is an award winning village which now benefits from the Breaston in Bloom village initiative, there is an excellent local school for younger children with schools for older children being found in Long Eaton where there are the Wilsthopre and Trent College schools which are only a few minutes drive away, as well as local shops found in the village there are Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are 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, all of which provide good links to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hallway

UPVC double glazed composite door to the front with doors to:

Fitted Kitchen

11' x 7'11" approx (3.35m x 2.41m approx)

UPVC double glazed window to the front with a range of modern wall and base units incorporating work surface over.

Open Plan Living/Dining Rom

17'10" x 15'4" approx (5.44m x 4.67m approx)

UPVC double glazed French doors with windows to the sides with open aspects over adjoining farmers fields, understairs storage cupboard.

First Floor Landing

UPVC double glazed window to the side, loft access hatch, airing/storage cupboard housing gas central heating combination boiler and panelled doors to:

Bathroom

6'10" x 6'3" approx (2.08m x 1.91m approx)

UPVC double glazed window to the front, modern three piece suite.

Bedroom 2

11'2" x 8'6" approx (3.40m x 2.59m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator.

Bedroom 1

12'5" x 8'4" approx (3.78m x 2.54m approx)

UPVC double glazed window to the rear, ceiling light point, wall mounted radiator, panelled door to:

En-Suite

8'6" x 4'2" approx (2.59m x 1.27m approx)

UPVC double glazed window to the side, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin and low flush w.c.

Bedroom 3

9'5" x 6'8" approx (2.87m x 2.03m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Outside

To the front of the property there is a double driveway providing ample off the road hard standing, secure gated access at the side. To the rear there is an enclosed garden with large paved patio area and garden laid to lawn.

Cloaks/w.c.

UPVC double glazed window to the front, low flush w.c. and vanity wash hand basin.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island proceed straight over and into Breaston. Follow the road towards Draycott and turn right into Hills Road, first left into Albert Road and the property can be found at the head of the cul-de-sac on the right hand side as identified by our 'for sale' board.

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Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.



Energy Efficiency Rating		
Very energy efficient - lowest energy costs	Current	Potential
192 plus A		
181-191 B		
169-180 C		
155-168 D		
138-154 E		
121-137 F		
11-20 G		
Not energy efficient - highest energy costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
192 plus A		
181-191 B		
169-180 C		
155-168 D		
138-154 E		
121-137 F		
11-20 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.