



Mount Street,  
Breaston, Derbyshire  
DE72 3AJ

**£1,195,000 Freehold**





THIS IS AN INDIVIDUALLY DESIGNED FIVE OR SIX BEDROOM DETACHED PROPERTY POSITIONED ON A PRIVATE PLOT WITH LANDSCAPED SOUTHERLY FACING GARDENS TO THE REAR. THE PROPERTY IS HIGHLY APPOINTED THROUGHOUT WITH VERSATILE ACCOMMODATION INCLUDED WHICH IS ARRANGED ON THREE LEVELS WITH EN-SUITE'S TO ALL THE BEDROOMS.

Robert Ellis are pleased to be instructed to market this stunning home which is positioned on a private plot with Southerly facing gardens overlooking open fields. This beautiful property was built approximately 12 years ago by the current owners and for the accommodation and privacy of the gardens to be appreciated, it must be viewed by interested parties who are in search of a property of this calibre between Nottingham and Derby. The property is constructed of block and beam flooring to both the ground and most of the first floor, which also has underfloor heating, there are 14 solar panels to the roof and a rainwater harvester which provides water for two toilets and two outside taps. As people will see when they view each bedroom has a highly appointed en-suite bathroom/shower room and there is the open plan dining/living kitchen which was fitted by Steven Christopher with glass fronted charcoal coloured wall and base units, Corian work surfaces and several high quality integrated appliances and from the dining/sitting room part of this room there are bi-folding doors leading out to the landscaped rear garden.

The property is constructed of an attractive facia brick to the external elevations with stone lintels and sills to the windows under a pitched tiled roof with the spacious and tastefully finished accommodation benefiting from the underfloor heating system to two floors and radiators to the second floor and triple glazed sash style windows throughout. This beautiful home is entered through a solid wood panelled door from the porch to the reception hall, from which there are stairs with a glazed balustrade leading to the first floor and Porcelanosa tiling runs from the hall into the living/dining kitchen and study. The large lounge has a multi fuel stove set in a Minton style fireplace and bi-folding doors leading out to the open covered area at the rear, there is a ground floor w.c. and cloaks cupboard as well as the study off the main hall and the living/dining kitchen which is exclusively fitted with charcoal grey wall and base units and also includes several appliances and an instant hot water tap. There is a large utility room/rear hall with a ground floor w.c. off and there is a flight of stairs taking you to the guest suite which has a landing, large bedroom and a shower room. To the first floor of the main house there is the galleried landing which has a glazed balustrade and overlooks the main hall, there is a glazed door leading out to the veranda at the rear and doors leading to the main bedroom which has a dressing room and en-suite bathroom which includes a shower room/wet room area and there are also doors to two further double bedrooms, each having en-suite shower rooms. There is a flight of stairs from the first floor leading to the second floor where there is a further double bedroom, bathroom with a separate shower, play area and a cinema area/sixth bedroom. Outside there is the integral double garage, the drive at the front with electric gates out to the private road which leads off Mount Street and there are paths either side leading to the private gardens at the rear which has extensive patio/seating areas with retaining walls, mature beds with a water feature and steps leading down to a lawn where there is a garden room and a bridge over the Golden Brook and open fields beyond.

Breaston is an award winning village situated between Nottingham and Derby which has a number of local shops and schools for younger children, while shopping facilities including Asda, Tesco and Aldi stores along with many other retail outlets can be found in nearby Long Eaton as can schools for older children where there is Trent College and the Wilsthorpe Academy, there are healthcare and sports facilities including several local golf courses, walks in the picturesque surrounding 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 two stone pillars which supports a canopy with panelling and recessed lighting under; Indian sandstone flooring leading through the wide panelled front door with triple glazed sash style windows to either side leading into:

## Reception Hall

16'4 to 13'9 × 16'2 approx (4.98m to 4.19m × 4.93m approx)

This feature entrance hall has a full height ceiling that extends to the first floor level with an open tread oak staircase with glazed balustrade leading onto the first floor landing where the balustrade continues around four sides of the landing, with there being a triple glazed sash style window to the front on the half landing, Porcelanosa tiled flooring with underfloor heating that extends through into the study and living/dining kitchen, recessed lighting to the ceiling, veneered doors leading to all the rooms off the hall, further triple glazed sash style window to the rear and two speakers inset into the ceiling.

## Built-in Cloaks/Comms Cupboard

This walk-in cupboard houses the valves for the underfloor heating system on the ground floor, has tiled flooring and doaks hanging.

## Ground Floor w.c.

Having two opaque triple glazed windows to the front, low flush w.c. with concealed cistern and mosaic tiling to the walls, Duravit wall mounted hand basin with a mixer tap, drawer under and a mirror inset into the tiling to the wall above and Porcelanosa tiled flooring with underfloor heating.

## Lounge/Sitting Room

20'6 × 20' approx (6.25m × 6.10m approx)

This main reception room has two triple glazed sash style windows to the front, multi fuel stove set in a Minton style fireplace with a matching hearth and media wall above with cabling for a TV, two feature arched windows to either side of the fireplace, bi-folding doors with fitted blinds leading out to the covered patio at the rear of the property, recently laid Kamdean flooring and four speakers inset into the ceiling.

## Study

9'4 × 9'4 approx (2.84m × 2.84m approx)

Double glazed sash style window to the rear and Porcelanosa tiled flooring with underfloor heating.

## Dining/Living Kitchen

28'8 max × 17'6 overall approx (8.74m max × 5.33m overall approx)

The living/dining kitchen is a focal point of this beautiful home with the kitchen area being fitted by Steven Christopher with glass fronted units with stainless steel edging and Corian work surfaces and includes a sink with a mixer tap set in a Corian work surface with an integrated Siemens dishwasher and cupboards beneath, further Corian work surface to a second wall with three wide floating drawers below, two double cupboards above and between the cupboards there is cabling for a wall mounted TV, two Siemens ovens with warming drawers below and further drawers under and cupboards above, to either side of the ovens there are racked pull out storage units, a full height Seimans fridge and a Liebherr freezer, a central island with a Siemens induction hob and a hot water tap which also provides filtered cold water inset in a Corian surface with six wide drawers and three double cupboards beneath and there is seating for four people along one side of the central island and there is an extractor unit mounted into the ceiling over the cooking area, recessed lighting to the ceiling, two speakers inset into the ceiling, floor cleaning suction unit to a plinth under the sink, triple glazed sash windows to the front and rear and Porcelanosa tiled flooring with underfloor heating that extends across the whole of the living/dining kitchen.

The sitting/dining area has two sets of bi-folding doors with fitted blinds leading to the gardens at the rear, Porcelanosa tiled flooring with underfloor heating, recessed lighting to the ceiling and there are two speakers inset into the ceiling.

## Utility Room/Rear Hall

16' × 13' max approx (4.88m × 3.96m max approx)

This large utility area has a triple glazed sash window to the rear, a 1½ bowl sink with a waste disposal and mixer tap set in a work surface which extends to two sides and has spaces for an automatic washing machine and tumble dryer, cupboards and drawers beneath, cleaning suction unit in the plinth, two matching upright storage cupboards, composite panelled door leading out to the covered area at the rear and the patio at the side of the house with the covered area extending to the door into the garage with recessed lighting to the ceiling, stairs with balustrade leading from the utility/rear hall to the first floor, veneered door leading to the understairs cupboard, Porcelanosa tiled flooring with underfloor heating and a veneered door leading to second ground floor w.c.

## Second Ground Floor w.c.

The second ground floor w.c. has an opaque triple glazed sash window to the side, low flush w.c. with a concealed cistern, Roca wall mounted hand basin with a mixer tap and a mirror set in a recess to the wall above, tiled flooring with underfloor heating and mosaic tiling to the walls.

## First Floor Landing

The landing has the glazed balustrades with oak hand rails to four sides which overlooks the main entrance hall, three triple glazed sash style windows to the front, carpeted flooring with under floor heating, full height triple glazed door leading out to the veranda at the rear which has railings, composite decking and outside lighting, veneered doors leading to the double airing/storage cupboard which houses the valves for the underfloor heating to the first floor and veneered doors leading to the bedrooms and off the main landing and there is a staircase leading to the second floor.

## Bedroom 1

21'6 × 17'6 approx (6.55m × 5.33m approx)

The master bedroom has two triple glazed sash style windows overlooking the garden and fields to the rear, further sash style windows to either side of the bed position, two speakers to the ceiling, carpeted flooring with under floor heating, TV aerial point and power point for a wall mounted TV, double mirror fronted wardrobes with sliding doors providing hanging space and shelving and a veneered door leading to the walk-in dressing room.

## Dressing Room

12' × 11'10 approx (3.66m × 3.61m approx)

The dressing room to the main bedroom has three keylite windows with fitted blinds to the sloping ceiling, fittings to two walls providing hanging space, two fitted shelf units for shoes and a fitted drawer unit, mirror to one wall and recessed lighting to the ceiling.

## En-Suite Bathroom

The en-suite to the main bedroom has a full height tiling to three walls, a curved bath with a wall mounted mixer tap and hand held shower, wet room/shower area with a mains flow shower including a rainwater shower head and hand held shower, mosaic tiled flooring that extends across the whole of the en-suite bathroom area, Duravit hand basin with mixer tap and a mirror having lighting to the wall above, glazed shelved recess with lighting, feature chrome ladder towel radiator, recessed lighting to the ceiling, wall mounted shelved vanity cupboard, two opaque triple glazed windows and there is a separate w.c. area which has a low flush w.c. with a concealed cistern which is mounted on a tiled wall, keylite window to the sloping ceiling, fitted curved corner vanity cupboard, mosaic tiled flooring and a feature vertical chrome radiator.

## Bedroom 2

18' × 12' approx (5.49m × 3.66m approx)

Sash style window to the rear, carpeted flooring with under floor heating, TV aerial point and power point for a wall mounted TV, storage cupboard beneath the stairs which lead to the second floors, and a range of built-in wardrobes with sliding doors providing shelving and hanging space.

## En-Suite Shower Room

Having a large walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door with a protective glazed screen, low flush w.c. with a concealed cistern, wall mounted Roca hand basin with mixer tap, tiling to the walls by the w.c. and sink areas, tiled flooring with under floor heating, sash style opaque glazed window with fitted blind, chrome ladder towel radiator, recessed lighting and an extractor fan to the ceiling.

## Bedroom 3

18' to 9'8 × 11'6 plus wardrobes approx (5.49m to 2.95m × 3.51m plus wardrobes approx)

Having two double glazed sash style windows to the front, carpeted flooring with under floor heating, range of built-in wardrobes with sliding doors providing shelving and hanging space and a veneered door leading to:

## En-Suite

The en-suite to the third bedroom is fully tiled and has a large walk-in shower with a mains flow shower system having a rain water shower head and a hand held shower, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. with a concealed cistern, wall mounted Roca hand basin with a mixer tap and mirror set in a recess with lighting to the wall above, extractor fan, recessed lighting to the ceiling and tiled flooring with under floor heating.

## Second Floor Landing

The landing to the second floor has a 'light well' providing natural light to this area of the house and veneered doors leading to a bedroom and bathroom.

## Bedroom 4

13'2 × 12'2 approx (4.01m × 3.71m approx)

Triple glazed sash style to the rear, two keylite windows to the sloping ceiling, radiator and laminate flooring.

## Bathroom

The bathroom to the second floor has a curved bath with a mirrored recess to one wall, a wall mounted Roca hand basin with mixer tap, separate shower with a mains flow shower system with tiling to two walls and curved doors with protective glazed screens, low flush w.c. with a concealed cistern, laminate flooring, keylite window to the sloping ceiling, mirror to the wall by the sink, chrome ladder heated towel radiator, mosaic tiling to three walls, recessed lighting and an extractor fan to the ceiling and hallway leading to a further sitting/play area.

## Sitting/Play Area

15'4 × 13'2 approx (4.67m × 4.01m approx)

The area between the bathroom and the cinema room has laminate flooring, the hot water tank is housed in a large area/storage cupboard, built-in storage cupboard which houses the control panel for the solar panels and there is a veneered door leading to the cinema room.

## Cinema Room/Bedroom 5

19'10 × 13'2 approx (6.05m × 4.01m approx)

This large room has a triple glazed window to the rear, two radiators, access to roof storage space, recessed lighting to the ceiling, wiring for a ceiling mounted projector and there is a roller projection screen to one wall.

## Garage

20'4 × 17'6 approx (6.20m × 5.33m approx)

The double garage has a folding electrically operated up and over door to the front and a personal door to the rear, fitted shelving to three walls, a wall mounted boiler (installed in 2022), the Aertecnica suction unit for the Hoover system is mounted on the wall, spaces for additional fridges, freezers and other appliances and there are power points and lighting provided in the garage.

## Guest Suite

The stairs lead from the rear hallway to the landing in the guest suite and the balustrade is continued onto the landing, keylite window with a fitted blind to the ceiling and laminate flooring.

## Bedroom

17'6 × 15'3 approx (5.33m × 4.65m approx)

The guest bedroom has a keylite window with fitted blinds, laminate flooring with under floor heating, double wardrobe providing hanging space and a shelf and a double shelved cupboard to the side of the wardrobe and an aerial and power point for a wall mounted TV.

## Shower Room

The shower room to this area has a walk-in shower with a mains flow shower system, mosaic tiling to three walls and a pivot glazed door, wall mounted hand basin with a mixer tap and a low flush w.c. with a concealed cistern, keylite window to the sloping ceiling, mosaic tiling to the walls by the sink and w.c. areas, chrome heated ladder towel radiator, laminate flooring with under floor heating, mirror to one wall, recessed lighting and an extractor fan to the ceiling.

## Outside

The drive is entered through double electric wrought iron gates with the tarmac drive providing off road parking for several vehicles. To either side of the house there is an Indian sandstone path leading to the rear where a patio extends across the back of the house with there being a covered areas behind the lounge and under the veranda and there are retaining walls with planted beds that include an impressive water feature and there are steps leading to a lawn which has ranch style fencing and a well planted bed running across the rear boundary with a gate leading to a bridge which goes over the Golden Brook into a wooded area. The patio extends to the left of the property where there is a further covered area that connects the door from the utility room to the side door of the garage. There is a covered log storage area extending along the rear of the garage and buried in the garden is a 5,000 litre water storage tank which provides rain water for two external taps and two toilets in the house.

There is lighting around the property and in the covered areas behind the lounge, under the veranda, recessed in the soffits across the rear of the house and in the covered area at the side. There are external power points at the front and rear and two outside taps.

## Garden Room

8'7 × 7'9 approx (2.62m × 2.36m approx)

This custom made garden room has double glazed sliding doors to the front, a double glazed window to the side, laminate flooring, power points and lighting and a canopy with recessed lighting over and an Indian sandstone patio at the front.

## Agents Notes

The property has 14 solar panels on the roof which provide electricity to the grid and provides payments of £1200 pa.

## Directions

Proceed out of Long Eaton along Derby Road, then at the traffic island continue straight over and into Breaston, continue for some distance and take a left hand turning into Maxwell Street and turn right again into Mount Street. 7517AMMP

## Council Tax

Erewash Borough Council Band F





| 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                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <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.