



Belvoir Close,  
Breaston, Derbyshire  
DE72 3UP

**Price Guide £210-215,000**

**Freehold**



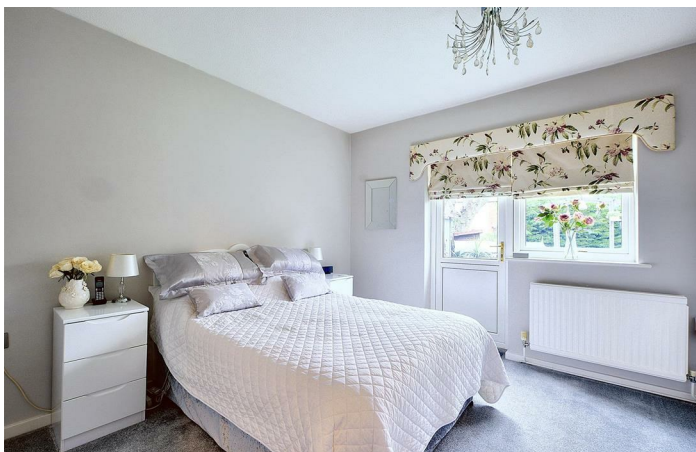


A TWO BEDROOM BUNGALOW SITUATED WITHIN A RETIREMENT DEVELOPMENT FOR PEOPLE AGE 55 AND OVER ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Being located on Belvoir Close, this two bedroom mid bungalow provides a lovely home which is ready for immediate occupation and is being sold with the benefit of NO UPWARD CHAIN. The property is tastefully finished throughout and we recommend interested parties do take a full inspection so they are able to see the finish and layout of the accommodation for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops and other amenities and facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. As people will see when they view, the internal doors have been replaced with oak panelled doors which gives an up to date feel to the bungalow and the accommodation includes a reception hall, lounge/sitting room, a well fitted dining kitchen with ranges of wall and base units and integrated cooking appliances, there is an inner hall with an airing/storage cupboard and cloaks/storage cupboard off and oak panelled doors leading to the two bedrooms, the main bedroom having a half glazed door leading out to the private rear garden and the luxurious shower room which has been re-fitted and has a large walk-in shower with a mains flow shower system. Outside there is a garden area at the front which provides a lovely place to sit and at the rear the garden has been landscaped and designed to keep maintenance to a minimum with an astroturf lawn and fencing to the boundaries. There is a designated parking space in the car park at the front of the property and there is a bin storage area.

Breaston has a number of local shops, three local pubs, bistro restaurant and various coffee eateries, Long Eaton is only a short drive away where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.





UPVC panelled front door with an inset glazed panel and an outside light leading into:

#### Reception Hall

Providing cloaks hanging and an oak panelled door leading into:

#### Lounge/Sitting Room

17' to 13' x 10' approx (5.18m to 3.96m x 3.05m approx)

Having a double glazed window to the front, electric flame effect gas stove set in a surround, two radiators, TV point and oak panelled doors leading to the dining kitchen and inner hall.

#### Dining Kitchen

10' x 7' approx (3.05m x 2.13m approx)

Being positioned at the front of the bungalow, the kitchen is fitted with mushroom coloured finished units and wood grain work surfaces and includes a sink with mixer tap and a four ring hob set in a work surface which extends to two sides and has space for an automatic washing machine, cupboards, drawers and an oven below, space for an upright fridge/freezer, matching eye level wall cupboards, back plate with hood to the cooking area, tiled walls to the work surface areas, double glazed window with a blind to the front, tiled effect laminate flooring and a radiator.

#### Inner Hall

Cloaks cupboard with a shelf and hanging space, an airing/storage cupboard with a radiator and shelving and oak panelled doors leading to the bedrooms, shower room.

#### Bedroom 1

12' x 10' approx (3.66m x 3.05m approx)

Half double glazed door leading out to the rear garden, a double glazed window overlooking the garden and a radiator.

#### Bedroom 2

10' x 5' approx (3.05m x 1.52m approx)

Double glazed window to the rear and a radiator.

#### Shower Room

The shower room has been re-fitted and has a large walk-in shower with a mains flow shower system having a rain water shower head and a hand held shower, boarding to three walls and protective glazed sliding screen and side panel, hand basin with a mixer tap, splashback, mirror above and a double cupboard below, low flush w.c. with a concealed cistern, tiled flooring, feature vertical radiator, recessed lighting to the ceiling and an extractor fan.

#### Outside

At the front of the property there is a path with lawned areas to either side, a rockered bed and a seating area.

The rear garden has been designed to keep maintenance to a minimum and has an astroturf lawn with pebbled edging and has steps with pergola over leading down to where a shed is positioned with the garden being kept private by having fencing to the side and rear boundaries.

There is a designated parking space in the parking area at the front of the property and a bin storage area.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue through the village in the direction of Draycott and turn left onto The Crescent and left onto Belvoir Close.

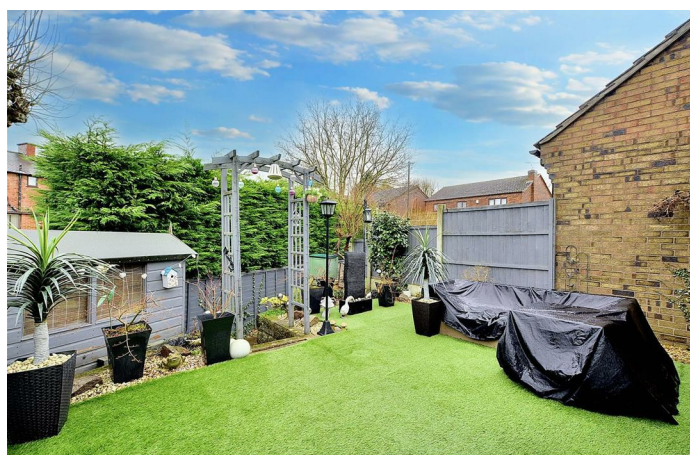
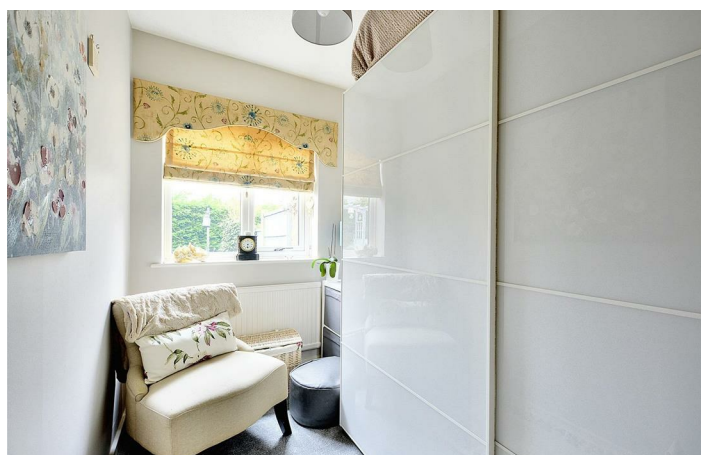
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#### Agents Notes

There is a nominal/low rate charge of between £50-100 p.a. for lawn cutting and maintenance of the lighting to the car park and pathways.

#### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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.