





Belvoir Close, Breaston, Derby **DE72 3UP**

Price Guide £200-210,000 **Freehold**





A TWO BEDROOM RETIREMENT BUNGALOW ON THE EDGE OF BREASTON VILLAGE PROVIDING A LOVELY HOME FOR PEOPLE OVER THE AGE OF 55

Being situated up a walk way on this select development of retirement bungalows, this end property provides two bedroom accommodation which is being sold with the benefit of no upward chain. Over recent years the shower room has been replaced and offers light and airy accommodation with a South-West facing garden. For the extent of the accommodation to be appreciated, we strongly recommended that all interested parties do take a full inspection which will enable them to see all that is included for themselves. The bungalow is also well placed for easy access to the local amenities and facilities provided by Breaston as well as all those found in Long Eaton which are only a few minutes driving distance away.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance porch, lounge, breakfast kitchen, two bedrooms, shower room. Outside there are communal gardens to the front which are maintained by the management company, there is an allocated parking space and to the rear there is a private low maintenance rear garden.

Breaston provides a variety of shops with there being both Asda and Tesco superstores and numerous other retail outlets being found in Long Eaton town centre, there are healthcare and sports facilities, walks in the surrounding countryside and excellent transport links which include Junction 25 of the MI, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads which provide good access to both Nottingham and Derby.





Porch

 $4' \times 3'$ | approx (1.22m × 0.94m approx)

UPVC front door with inset obscure glass, carpeted flooring, ceiling light, andradiator

Lounge

 $17'3 \times 10'3 \text{ approx } (5.26\text{m} \times 3.12\text{m approx})$

UPVC double glazed window to the front, carpeted flooring, two ceiling lights, TV point, two radiators, fireplace with gas fire and marble hearth and surround.

Breakfast Kitchen

 $10'3 \times 7'4 \text{ approx } (3.12\text{m} \times 2.24\text{m approx})$

UPVC double glazed window to the front, floor tiles, ceiling light, radiator, mix of wall and base units with inset stainless steel sink and drainer with a swan neck mixer tap, splash-back tiles and extractor above the gas hob and cooker, space for a washing machine and space for standing fridge freezer.

Inner Hallway

 $8'4 \times 2'5 \text{ approx} (2.54m \times 0.74m \text{ approx})$

Carpeted flooring, radiator, with two large storage cupboards, access to the loft via a loft hatch with the two bedrooms and shower room off

Bedroom I

 $12'4 \times 10'3 \text{ approx } (3.76\text{m} \times 3.12\text{m approx})$

UPVC double glazed window overlooking the rear garden with UPVC back door to the rear garden, carpeted flooring, ceiling light, radiator, TV point,

Bedroom 2

 $10'7 \times 5'5 \text{ approx } (3.23\text{m} \times 1.65\text{m approx})$

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator

Shower room

 $7'4 \times 5'5$ approx (2.24m × 1.65m approx)

Walk in shower cubicle which is mains fed cubicle with glass screen, lw flush w/c, freestanding sink, viynl flooring, ceiling spotlight and main ceiling light, radiator.

Outside

Outside there are communal gardens to the front which

are maintained by the management company, there is an allocated parking space and to the rear there is a private low maintenance rear garden.

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.

7876JG

Council Tax

Erewash Borough Council Band B





GROUND FLOOR 649 sq.ft. (60.3 sq.m.) approx.



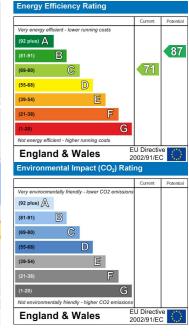












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.