



Manor Court,
Breaston, Derbyshire
DE72 3AW

£385,000 Freehold



A THREE BEDROOM DETACHED FAMILY HOME FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market this charming three-bedroom detached family home. Nestled in a desirable village location, this property offers spacious and well-presented accommodation, perfect for a growing family. As you step inside, you'll be greeted by a warm and inviting atmosphere, thanks to the gas central heating and double glazing that ensures comfort all year round. The property boasts off-street parking, a garage, and an enclosed rear garden, providing ample space for outdoor activities and relaxation. Whether you're looking to enjoy peaceful village life or seeking a welcoming community for your family, this property offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this house your home in the heart of Manor Court!

In brief the accommodation comprises of an entrance hall provides access to both the lounge as well as directly into the kitchen. There is well presented, modern kitchen with built in appliances including electric oven, induction hob, dishwasher and washing machine. To the first floor, there are three bedrooms, with two bedrooms offering built in wardrobes. There is also a wet room which was previously a separate w.c. and bathroom. Externally, to the front of the property, there is ample off road parking leading to a single garage. The rear garden is eye catching with beautiful green lawn and trees to create privacy as well as having a patio area.

Breaston is a sought after village situated between Nottingham and Derby and has a number of local shops, schools for younger children, three local pubs, several coffee eateries and a bistro restaurant with many other facilities being found in Long Eaton where there are schools for older children, larger supermarkets which include 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 as well as J25 of the M1, the excellent transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Door to the front, laminate flooring, radiator, stairs to the first floor, understairs storage cupboard and doors to:

Lounge/Diner

10'11 to 8'11 x 23'11 approx (3.33m to 2.72m x 7.29m approx)

Double glazed windows to the front and rear, door to the kitchen, radiator, TV and telephone points.

Kitchen

8'8 x 11'5 approx (2.64m x 3.48m approx)

Double glazed window to the rear, wall base and drawer units with work surfaces over, integrated electric oven, four ring induction hob, extractor hood over, stainless steel sink and drainer, integrated dishwasher and washing machine, space for a fridge freezer.

First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

Bedroom 1

10'8 x 10'6 approx (3.25m x 3.20m approx)

Double glazed window to the front, radiator and built-in wardrobes.

Bedroom 2

10'8 x 9'8 approx (3.25m x 2.95m approx)

Double glazed window to the rear, radiator and built-in wardrobes.

Bedroom 3

6' x 7'6 approx (1.83m x 2.29m approx)

Double glazed window to the front, laminate flooring and radiator.

Shower Room

Double glazed windows to the rear and side, tiled floor, fully tiled walls, low flush w.c., wall mounted shower and extractor fan.

Outside

To the front of the property there is ample off road parking with a tarmac driveway, hedged borders, brick wall, lawned garden and trees with side access. Door

to the garage.

To the rear there is a lawned garden with shrubs, mature borders and trees and a patio area.

Garage

Up and over door, power and lighting.

Directions

Head out of Long Eaton along Derby Road and upon reaching the island continue directly across and into Breaston along Wilsthorpe Road. Towards the centre of the village take the right hand turning onto Risley Lane and Manor Court can be found on the left.

7934AMCO

Council Tax

Erewash Borough Council Band D



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 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.