Robert Ellis

look no further...







Manorleigh,
Breaston, Derbyshire
DE72 3UJ

Price Guide £680-700,000

Freehold



A LARGE DETACHED HOME IN A SOUGHT AFTER VILLAGE LOCATION THAT WOULD APPEAL TO FAMILIES LOOKING FOR SPACE AND THE OPPORTUNITY TO EXTEND AND CREATE THERE FOREVER HOME.

Robert Ellis are excited to bring to the market this wonderful residence located on the exclusive development of detached properties on Manorleigh, a quiet cul-de-sac in the heart of Breaston. This property benefits from being at the end of the cul-de-sac and was built in 1996, by a reputable local builder to a high standard and with great attention to detail. The current vendor has continued the focus on quality and attention to detail by improving and updating the property over recent years. Improvements includes a new bathroom, master en-suite, cloakroom and utility installed by Ramsey's. All windows and doors have also been replaced as well as a new kitchen with granite worktops and Neff appliances. This spacious home will most definitely appeal to a family purchase due to the location, size and further potential to extend.

The entrance door opens into the enclosed porch which leads into the reception hallway, this is a welcoming area with wooden flooring, stairs rising to the first floor and glazed doors providing access to the living room, dining room and breakfast kitchen. The living room is a great space with French doors and windows overlooking the private rear garden. There is a separate dining room overlooking the front of the property and could be used as an additional living area if required. The breakfast kitchen is well equipped with integrated appliances and has a useful breakfast bar area suitable for four people. There is a door leading to the utility area with access to the cloakroom and door to the garden. The original decorative arched window on the half landing is a nice feature. The first floor landing leads to all bedrooms and the four piece family bathroom. The master bedroom has an en-suite and all bedrooms are doubles with the potential to add additional en-suites if desired. The block paved driveway provides off road parking for multiple vehicles and access to the single garage. The garage has an electric door, power, light, radiator, central heating boiler, electric consumer unit and personnel door to the enclosed porch. The private rear garden is fully enclosed with majority laid to lawn, a decked and paved seating area and raised beds.

Breaston is a sought after village and has a number of local amenities and facilities including shops in the village centre, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, schools for older children can be found within a few minutes drive in Long Eaton where there are also many other shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including several local golf courses, walks in the nearby open 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





Enclosed Porch
6'5" x 5'7" approx (1.98m x 1.71m approx)
Composite entrance door with obscure light panels within, obscure light panel to the side, tiled floor, ceiling light, radiator, personnel door to the garage, timber and obscure glazed door opening into:

Reception Hallway
Wooden flooring, coving, radiator, stairs to the first floor, understairs storage cupboard, internal glazed wooden door to the breakfast kitchen, dining room and double internal glazed wooden doors to the living room.

Living Room
19'6" x 14'10" approx (5.95m x 4.54m approx)
UPVC double glazed window to the rear, UPVC double glazed French doors with windows either side opening to the rear, continuation of the wooden flooring, coving, two radiators, feature fireplace having a limestone hearth and surround with a Stove log effect gas fire, serviced annually, inset.

Breakfast Kitchen
13'6" x 15'4" approx (4.14m x 4.69m approx)
UPVC double glazed windows to the rear and side, ceiling spotlights, coving, Shaker style wall, base and drawer units with granite work surface over, under cabinet lighting, composite 1½ bowl sink and drainer with chrome mixer tap, Neff induction hob with Neff extractor over, tiled splashbacks, Neff single oven and Neff combination oven with grill and microwave above, integrated fridge and freezer, pull out larder storage unit, integrated Smeg dishwasher, matching breakfast island with seating for four having cupboards and drawers under, slate tiled flooring, timber and glazed door to:

Utility Room
5'6" x 9'11" approx (1.7m x 3.04m approx)
Ramsey's fitted kitchen, installed 2022, having plumbing and space for a washing machine, high gloss storage units, roller shutter storage area with shelves, stainless steel sink with chrome mixer tap, concrete style laminate work surface with matching upstand, Karndean flooring, composite entrance door with internal blind within the glazed panel, radiator, ceiling spotlights, door to:

Cloaks/w.c.
5'2" x 2'7" approx (1.59m x 0.81m approx)
Obscure UPVC double glazed window to the side, two piece white suite comprising of a concealed low flush w.c., vanity wash hand basin with chrome mixer tap, chrome heated towel rail, tiled splashback, Karndean flooring.

Dining Room
9'10" x 11'1" plus bay approx (3.01m x 3.4m plus bay approx)
UPVC double glazed bay window to the front, coving, radiator.

Half Landing
Stairs to the first floor having a feature arched window to the side with obscure decorative glazed panel.

First Floor Landing
Coving, radiator, doors to:

Bedroom 1
14'11" x 11'4" approx (4.57m x 3.47m approx)
UPVC double glazed window to the rear, coving, fitted bedroom furniture with wardrobes and drawer storage, radiator and access to:

En-Suite
8'0" x 3'9" approx (2.44m x 1.15m approx)
Obscure UPVC double glazed window to the rear, Ramsey's suite, fitted 2021, having a walk-in shower cubicle with sliding door having a chrome rainwater shower head and hand held shower, tiled walls with shower niches, Karndean flooring, Utopia vanity wash hand basin with chrome mixer tap, concealed low flush w.c., chrome heated towel rail, ceiling spotlights, extractor.

Bedroom 2
11'2" x 16'11" approx (3.42m x 5.17m approx)
Two UPVC double glazed windows to the front, two radiators, coving.

Bedroom 3
13'7" x 13'11" approx (4.16m x 4.25m approx)
UPVC double glazed window to the rear, coving, radiator, storage cupboard with shelves and access hatch with ladder to the part boarded and lit loft space and housing the hot water cylinder, fitted 2023.

Bedroom 4
9'10" x 16'4" max approx (3.02m x 4.98m max approx)
UPVC double glazed window to the front, coving, radiator, fitted bedroom furniture with drawer units and hanging rails.

Bathroom
9'10" x 6'7" to 9'11" max approx (3.02m x 2.01m to 3.04m max approx)
Obscure UPVC double glazed window to the side, coving, ceiling spotlights, Ramsey's four piece suite, fitted 2022, in white with a fully enclosed shower cubicle having a Mira Sport shower, spotlight and extractor over, concealed low flush w.c. with surface over, Utopia vanity wash hand basin with chrome mixer tap, half tiled walls, tiled floor, bath with central chrome taps.

Outside
There is a block paved driveway to the front providing off road parking for numerous vehicles, decorative slate chipped border

The good size rear garden has a paved patio area, raised decked seating area, laid to lawn with borders, brick wall to one boundary, wooden fence to a second boundary and coniferous tree to the rear boundary, metal gated access to the front from both sides, external lighting, outside tap. Composite storage shed.

Garage
9'11" x 18'10" approx (3.03m x 5.75m approx)
Electric up and over single door, UPVC double glazed window to the side, radiator, Worcester Bosch boiler, serviced annually, power and light, electric consumer unit.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Continue for some time turning right after The Bulls Head into Rilsey Lane and then right again into Manorleigh.
9136MH

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





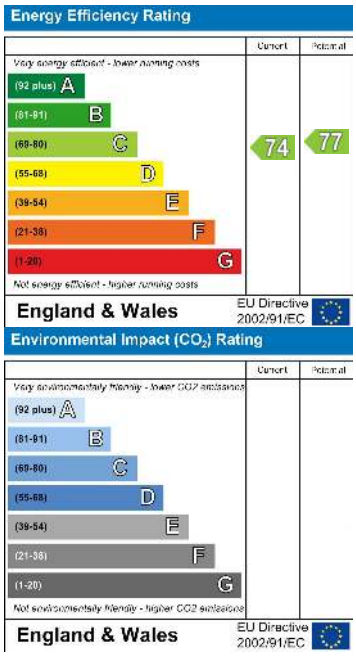












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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