Robert Ellis

look no further...







Bourne Square,
Breaston, Derbyshire
DE72 3DZ

£325,000 Freehold

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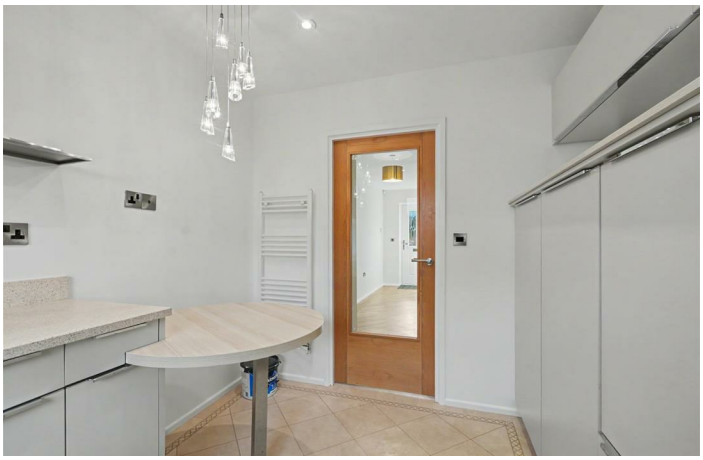


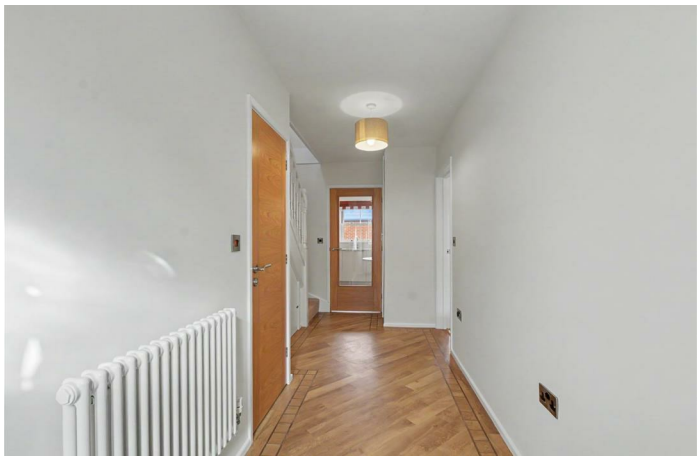
A HIGH SPECIFICATION HOME BUILT IN 2013 WHICH HAS THREE DOUBLE BEDROOMS, SITUATED IN THE HEART OF BREASTON WITH A GARAGE, BEING SOLD WITH NO UPWARD CHAIN.

Built to an exceptional standard in 2013 and occupying a sought-after position within Bourne Square, this beautifully presented three-bedroom semi-detached home is offered to the market with the benefit of no upward chain. Ideally situated in the heart of Breaston, the property is within easy walking distance of a wide range of local amenities, reputable schools, cafes, shops and excellent transport links. Ready to move straight into, the accommodation is finished in a contemporary neutral style throughout and benefits from a security alarm system, gas central heating and composite sash double glazing. The ground floor comprises a modern fitted kitchen with quality integrated appliances and a spacious dual-aspect lounge diner providing a light and airy living space ideal for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Outside, the property benefits from off-road parking, a garage and low-maintenance outdoor space. An ideal purchase for a range of buyers seeking a modern, centrally located home in one of the area's most desirable villages.

Entering into the welcoming hallway, the property immediately offers a practical downstairs W.C., while glazed oak doors lead through to both the spacious dual-aspect lounge diner and the impressive breakfast kitchen. The light-filled lounge diner provides an excellent space for relaxing and entertaining, with French doors opening onto the beautifully landscaped, enclosed rear garden. The contemporary breakfast kitchen is fitted with a stylish range of neutral units, complemented by integrated Siemens appliances, generous worktop space, and ample storage. To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Further benefits include gas central heating, a brick-built detached garage positioned to the rear of the property, a private driveway providing off-road parking, and a gated entrance leading directly into the rear garden. Occupying a peaceful position within the highly sought-after Bourne Square development, this delightful home enjoys a quiet setting whilst remaining within easy walking distance of local shops, schools, amenities, and transport links, making it an ideal choice for families and professionals alike

Breaston has a number of local shops including a Co-op convenience store, healthcare and sports facilities which includes several local golf courses, schools for younger children with senior schools being found in Long Eaton and Sandiacre, there are various local pubs with excellent reputations, a bistro restaurant and various coffee eateries, walks in the picturesque surrounding countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
18'4 x 5'9 approx (5.59m x 1.75m approx)
Composite door to the front with an inset obscure glass panel, Karndean wooden Herringbone flooring, designer radiator, ceiling light, understairs cupboard, stairs to the first floor, doors to:

Cloaks/w.c.
3'4 x 5' approx (1.02m x 1.52m approx)
Obscure composite window to the side, Karndean flooring, corner sink with a mixer tap and storage cupboard below, glass splashback, radiator, LED ceiling spotlights, extractor fan and low flush w.c.

Breakfast Kitchen
8'8 x 11'1 approx (2.64m x 3.38m approx)
Composite sash window to the rear, Karndean flooring, LED ceiling spotlights, chandelier over the breakfast table, towel radiator, beige wall, drawer and base units with concertina pull-out corner cupboards to maximise the use of space, granite work surface and splashback, inset stainless steel sink and drainer with swan neck mixer tap, Siemens four ring induction hob with Siemens extractor over, smoke mirror splashback, Siemens combi oven with warming drawer beneath, high level unit with under counter lighting and slim-line integral Siemens dishwasher, integral full size fridge and freezer and a circular breakfast table.

Lounge/Diner
9'5 x 29'6 approx (2.87m x 8.99m approx)
Composite sash windows to the front and French doors to the rear garden, laminate flooring, two modern radiators, two dimmable ceiling lights and a TV point.

First Floor Landing
8'7 x 10'7 approx (2.62m x 3.23m approx)
Obscure composite double glazed window to the front, ceiling funnel from the roof to allow extra natural light, ceiling light, radiator, carpeted flooring, loft access hatch and doors to:

Bedroom 1
9'7 x 14'8 approx (2.92m x 4.47m approx)
Composite double glazed sash window to the rear, carpeted flooring, double radiator, ceiling light and door to:

En-Suite
3'4 x 9'7 approx (1.02m x 2.92m approx)
Recessed LED ceiling spotlights, fully tiled walls, wall mounted wash hand basin with a mixer tap and storage drawers below, low flush w.c., towel radiator, corner shower cubicle with sliding door and mains fed shower, extractor fan and electric underfloor heating.

Bedroom 2
11'2 x 8'7 approx (3.40m x 2.62m approx)
Composite double glazed sash window to the rear, carpeted flooring, double radiator and ceiling light.

Bedroom 3
8'4 x 9' approx (2.54m x 2.74m approx)
Composite double glazed sash window to the front, laminate flooring, ceiling light, radiator.

Bathroom
7' x 6'3 approx (2.13m x 1.91m approx)
Composite sash window to the front, vinyl flooring, ceiling light, radiator, low flush w.c., wash hand basin with a mixer tap and vanity cupboard under, panelled bath with glass screen and mains fed shower above, extractor fan, plumbing for a washing machine, Worcester Bosch boiler, half tiled walls.

Outside
The property sits back from Bourne Square which is a quiet crescent, behind a brick wall and paved patio area leading to the front door.

To the rear there is a low maintenance garden with paved patio area, artificial lawn, brick built planter beds with established shrubs and plants to both boundaries, enclosed by fencing. Covered area providing a lovely sunny spot.

Garage
17'4 x 8'6 approx (5.28m x 2.59m approx)
The brick built garage has an electric roller shutter door to the front, light and power, parking for two vehicles in front.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue directly over and into the village of Breaston. Follow the road for some distance and upon entering the village centre turn left into Bourne Square, following the road round where the property can be found as identified by our for sale board.
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Agents Notes
There are AI photos on this property.

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02
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





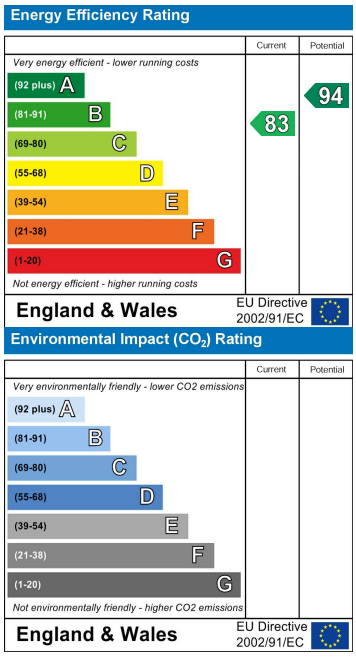












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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