



Stevens Lane,
Breaston, Derbyshire
DE72 3BW

£279,995 Freehold

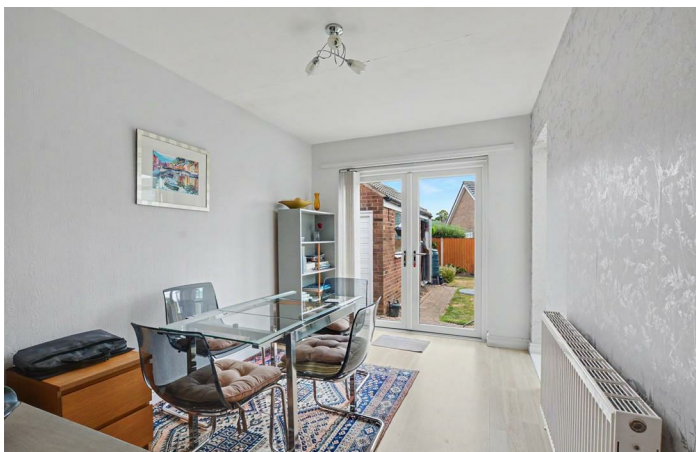


AN EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH A CONSERVATORY AT THE REAR WHICH IS LOCATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this extended two double bedroom detached bungalow providing versatile living accommodation and also benefits from having a conservatory added to the rear which provides an additional living area for the property. For the size and layout of the accommodation and privacy of the sunny rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops, pubs and other amenities and the village is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

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. The property includes a reception hall with a glazed door leading into the main lounge which has a feature log burning stove incorporated in the chimney breast and a door takes you to an inner hall which in turn leads to the kitchen that is fitted with cream Shaker style units and has several integrated appliances, the two double bedrooms are positioned at the rear of the bungalow, with the main bedroom having a range of built-in wardrobes with sliding doors to one wall and the second bedroom is currently used as a dining room and has double opening, double glazed French doors to the rear garden and a door to the conservatory which also has doors leading out to the rear. There is also the shower room which has a walk-in shower with a mains flow shower system. Outside there is block paved drive and parking area at the front with double wrought iron gates to the left of the property providing access to the block paved driveway which runs to the brick detached garage and to the private rear garden which has a patio leading onto a lawn with borders to the sides, there is a vegetable garden area behind the garage and the garden is kept private by having fencing to the boundaries.

The property is only a few minutes walk away from the village centre where there are various hops including a Co-op convenience store, there are three local pubs, a bistro restaurant and a number of coffee eateries, there are healthcare and sports facilities including 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

A stylish composite front door with two inset opaque glazed leaded panels and an opaque full height double glazed side panel.

Reception Hall

Cloaks hanging, a radiator and Georgian glazed door leading into:

Lounge/Sitting Room

17' x 10'4 approx (5.18m x 3.15m approx)

Double glazed window with fitted shutters to the front, feature log burning stove set in a chimney breast with a wooden mantle and tiled hearth, radiator, two wall lights and a Georgian glazed door to:

Inner Hall

Hatch to the loft and doors leading to the kitchen, bedrooms and shower room.

Kitchen

11'4 x 8'11 approx (3.45m x 2.72m approx)

The kitchen is fitted with cream Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a wood grain effect work surface with cupboards and an integrated washing machine below, an upright integrated fridge freezer, four ring induction hob set in an L shaped work surface with an eating area at one end, having cupboards and drawers below, matching eye level wall cupboards with lighting under and a hood over the cooking area, a Bosch oven and a microwave oven with cupboards above and below, tiling to the walls by the work surface areas, radiator, double glazed window with fitted blind to the side and a half opaque double glazed door with fitted blind leading out to the side of the property, a Georgian glazed door leads to the hall and there is a walk-in storage cupboard where the Vaillant gas boiler is housed and this has an opaque double glazed window to the side and provides an excellent storage facility.

Bedroom 1

12'5 x 8'3 plus wardrobes approx (3.78m x 2.51m plus wardrobes approx)

Double glazed window with fitted vertical blind to the rear, a range of built-in wardrobes having sliding doors and providing hanging space, shelving and drawers, radiator and there are two wall lights by the bed position.

Bedroom 2/Dining Room

13'10 to 12'8 x 8'6 approx (4.22m to 3.86m x 2.59m approx)

This extended room has double glazed, double opening French doors leading out to the private rear garden, half composite glazed door with inset glazed panel having a fitted blind to the conservatory, radiator and laminate flooring.

Conservatory

9'5 x 8'10 approx (2.87m x 2.69m approx)

Double glazed, double opening French doors leading out to the rear garden, double glazed windows with fitted blinds to the side and rear, tiled flooring and a vaulted glazed roof.

Shower Room

The shower room has a corner shower with a mains flow shower

system having a rainwater shower head and hand held shower, aqua boarding to two walls and curved glazed doors and protective screens, hand basin with a mixer tap and double cupboard below with a splashback and mirror fronted cabinet to the wall above and a low flush w.c., aqua boarding to the walls by the w.c. and sink areas, opaque double glazed window with fitted blind to the side, chrome ladder towel radiator, recessed lighting and an extractor fan to the ceiling.

Outside

At the front of the property there is a block paved driveway and parking area, lawn with borders at the sides, a low level wall to the front and chain link fencing to the side boundaries. To the left of the bungalow there are double wrought iron gates leading to the drive which provides access to the garage.

At the side of the property there is a block paved driveway which leads through double wrought iron gates to the garage and the block paving extends around the rear of the bungalow to a seating area and a block paved path leads to the door at the side of the garage, a lawn with borders to the side and behind the garage there is a vegetable garden area which currently has tomatoes and beans growing and there is also a fig tree with the garden being kept private by having fencing to the boundaries and there is an outside tap at the side of the bungalow.

Garage

16'0 x 8'2 approx (4.88m'0.00m x 2.49m approx)

A brick detached garage with an up and over door to the front, personal side door with an inset double glazed panel, power points and lighting are provided in the garage and there is storage space in the roof void.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Proceed for some distance and Stevens Lane can then be found as a turning on the left hand side. 9454MP

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 79mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

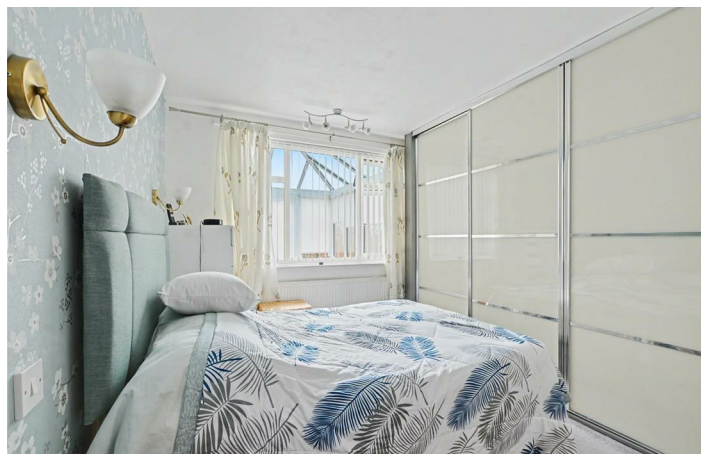
Flood Risk – No flooding in the past 5 years

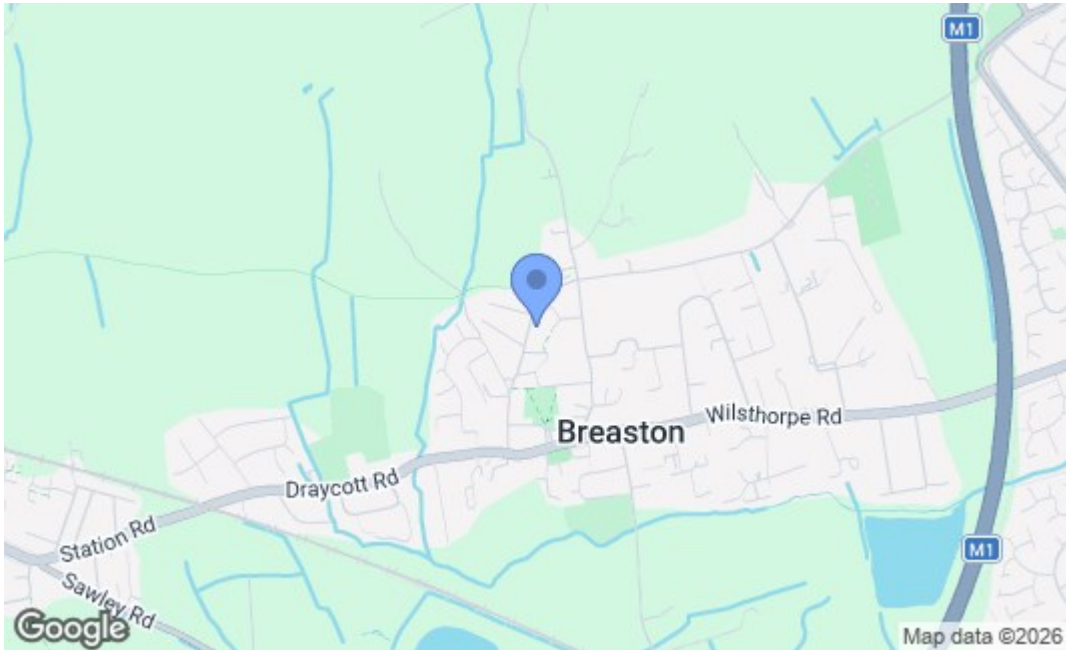
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	75
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 (CO ₂) 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.