Robert Ellis

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Longmoor Lane,
Breaston, Derbyshire
DE72 3BB

O/I/R £399,950 Freehold



A SUBSTANTIAL FOUR BEDROOM DETACHED PERIOD HOME, SET IN A SOUGHT-AFTER VILLAGE LOCATION, WITH A BEAUTIFUL SOUTH-FACING GARDEN.

Robert Ellis are delighted to bring to the market this attractive and substantial four-bedroom detached period property, occupying a sought-after position within the historic and ever-popular village of Breaston. Offering generous and versatile accommodation, the property presents a wonderful opportunity for a new owner to create their ideal family home, with plenty of scope to personalise and potentially extend, subject to the necessary planning permissions and consents. Steeped in character and offering four double bedrooms, two reception rooms, an integral garage and a truly impressive south-facing rear garden, this is a home that must be viewed to be fully appreciated. The property is being offered for sale with no upward chain.

The accommodation comprises an entrance hallway leading to two welcoming reception rooms, providing excellent space for both everyday family living and entertaining, together with a fitted kitchen/diner forming the sociable heart of the home. Further ground floor amenities include a practical shower room, separate WC, useful workshop area and integral garage. To the first floor, the landing provides access to four well-proportioned double bedrooms, all served by a four-piece family bathroom suite. Outside, the property has a neatly presented, low-maintenance front garden with convenient access to the garage. To the rear is an exceptional south-facing garden, formerly a market garden, which enjoys a wonderful degree of privacy and backs directly onto parkland. Mainly laid to lawn and complemented by mature shrubs and trees, the garden features an attractive evergreen tree, tranquil pond, paved seating terrace and further gravelled area with stepping stones. Fully enclosed by brick walling and fencing, this is a particularly special outdoor space offering excellent opportunities for relaxation and entertaining.

The property is situated within the highly regarded village of Breaston, a historic Derbyshire village steeped in heritage and offering a wonderful blend of traditional village charm and everyday convenience. A range of local shops, amenities and facilities are all within walking distance, making this an ideal location for families and those seeking a strong village community. With the added benefit of backing directly onto parkland, the property enjoys an enviable setting, combining a peaceful outlook with easy access to village life. Breaston's attractive surroundings, rich history and convenient amenities make it a consistently popular place to call home.





Entrance Hall
6'1" x 10'11" approx (1.87m x 3.33m approx)
With a wooden original panelled front door with UPVC sash style window over the stairs, carpeted flooring, radiator, telephone point, ceiling light, coving, panelled staircase leading to the first floor, understairs storage cupboard and doors to the lounge, sitting room, shower room and kitchen.

Shower Room
3'3" x 4'11" approx (1m x 1.5m approx)
Obscure UPVC double glazed sash style window to the front, tiled flooring, recessed ceiling spotlights, chrome towel radiator, vanity unit comprising of a concealed dual flush w.c. and counter top wash basin with storage cupboard below, corner enclosed shower with electric shower above and waterproof wall panelling and splashback, extractor fan.

Sitting Room
10'10" x 11'10" approx (3.32m x 3.61m approx)
UPVC double glazed French doors to the rear, grey carpeted flooring, radiator, ceiling light, cornice, built-in period cupboard and display unit.

Living Room
20'2" x 12'5" approx (6.15m x 3.8m approx)
UPVC double glazed windows and French doors to the rear, ceiling light, ceiling rose, original feature Adam style fireplace with a built-in cupboard, radiator, TV point and carpeted flooring.

Kitchen Diner
14'11" x 10'7" approx (4.57m x 3.25m approx)
The kitchen diner has UPVC double glazed sash style windows to the front and ceiling, ceiling light, radiator, vinyl flooring and a door into the garage/workshop. The kitchen consists of fitted solid wood wall, drawer and base units to three walls with laminate roll edged work surfaces, tiled splashbacks, integral double oven and grill, space for a fridge freezer, four ring ceramic hob and Neff extractor above, space for a washing machine and ample space for a dining table and chairs.

First Floor Landing
16'8" x 6'6" approx (5.09m x 2m approx)
Obscure UPVC double glazed sash style window to the front, carpeted flooring, two ceiling lights, doors to the bedrooms and bathroom and access to the airing cupboard.

Bedroom 1
13'7" x 11'3" approx (4.15m x 3.44m approx)
The main bedroom has a UPVC double glazed window to the rear, radiator, fitted wardrobes, carpeted flooring and coving.

Bedroom 2
15'5" x 10'10" approx (4.71m x 3.31m approx)
The second bedroom has UPVC double glazed windows to the front and rear, radiator, original recessed feature fireplace and carpeted flooring.

Bedroom 3
11'11" x 10'8" approx (3.64m x 3.27m approx)
The third bedroom has a UPVC double glazed windows to the front and side, radiator, carpeted flooring, ceiling light.

Bedroom 4
13'4" x 9'6" approx (4.08m x 2.92m approx)
UPVC double glazed window to the rear, radiator, carpeted flooring, ceiling light.

Bathroom
8'9" x 7'10" approx (2.67m x 2.39m approx)
Obscure UPVC double glazed sash style window to the front, ceiling light, coving, radiator, carpeted flooring, tiled walls, loft access hatch, four piece suite comprising of a pedestal wash hand basin, corner panelled bath, enclosed corner shower unit with electric shower and a low flush w.c.

Outside
To the front of the property there is a low maintenance walled garden leading to the front door via a path, driveway with off street parking and direct access into the garage.

To the rear there is a beautifully maintained and thoughtfully arranged garden which has previously been used as a market garden in Breaston, offering a wonderful combination of privacy with established greenery, inviting spaces for outdoor entertaining with a patio, predominantly laid to lawn and fully enclosed, the garden is complimented by an attractive selection of mature shrubs and established trees with secluded and leafy settings. A particularly notable feature is the evergreen tree which is an attractive focal point and year round interest, whilst a tranquil pond and surrounding planting adds a further sense of charm and tranquility. There is also a well adjacent to the lawn, a paved terrace provides an ideal setting for al-fresco dining and relaxation with a further gravelled area, stepping stones and additional versatility and space to enjoy the garden. Enclosed by brick wall and fencing ensuring a good degree of privacy, a delightful and versatile outdoor space, equally suited to entertaining with friends and family or enjoying a peaceful moment in the garden.

Garage
15'6" x 10'10" approx (4.73m x 3.31m approx)
The garage has an up and over door to the front and a door into the kitchen diner, power and light, wall mounted boiler and access into:

Workshop
11'5" x 10'11" approx (3.48m x 3.33m approx)
With a UPVC door and window to the rear, ample storage space, polycarbonate roof and encompassing outhouse.

w.c.
4'7" x 3'1" approx (1.4m x 0.94m approx)
Having a low flush w.c., wall mounted hand basin and tiled floor.

Directions
Proceed out of Long Eaton along Derby Road and continue straight over the traffic island and into Breaston. Turn right into Risley Lane, right into Longmoor Lane and the property can be found on the right hand side.
9614JG

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 7mbps Superfast 35mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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





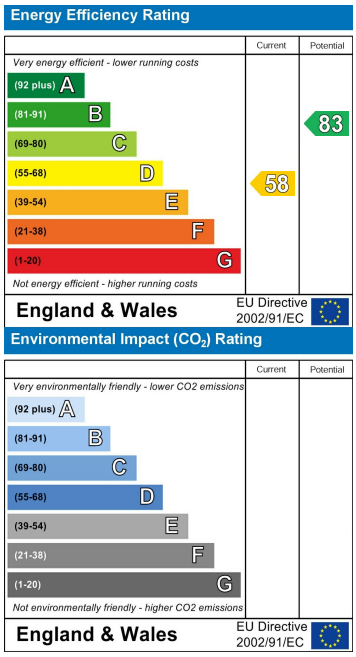












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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