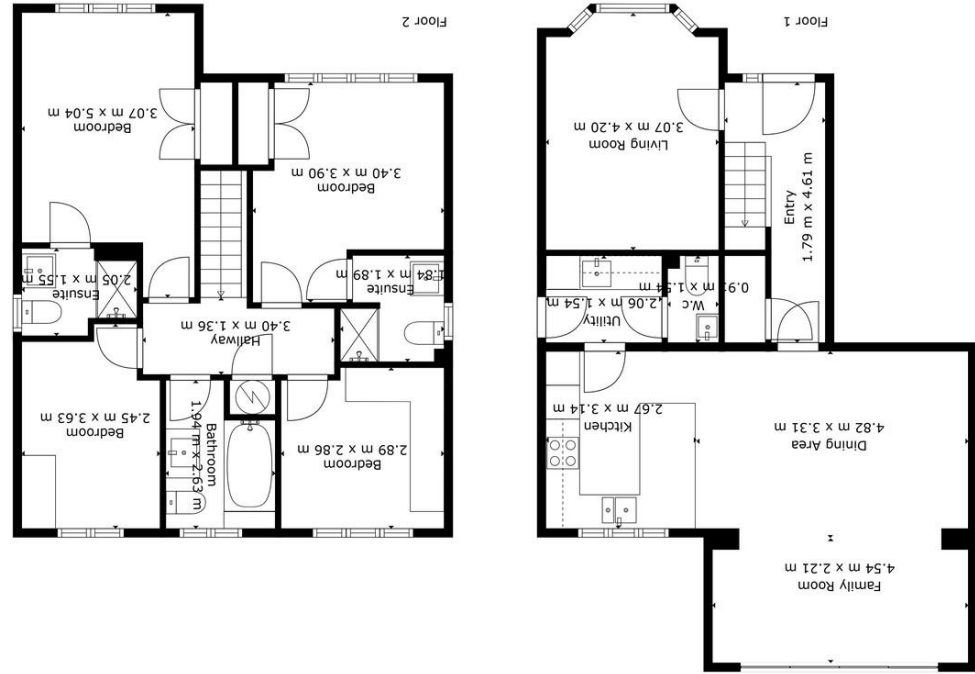




GROSS INTERNAL AREA
FLOOR 1: 61 m², FLOOR 2: 63 m²
TOTAL: 124 m²
Measurements are calculated by Colson Technology. Deemed highly reliable but not guaranteed.



Score	Energy rating	Current	Potential
92+	A	83 B	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

2b Rectory Road, Breaston, Derbyshire, DE72 3EH

Offers Over £575,000



Four bedroom detached house located in Breaston, Derbyshire

For sale an impressive beautifully presented four double bedroom detached house ideally located in the village of Breaston. The property was first built in 2018 and has further gone a rear single extension to create a larger kitchen/dining room. The property is exceptionally well presented and maintained throughout and offers stylish modern living and benefits from two en suites, low maintenance garden, driveway, garage and four toilets.



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Property Description

FULL DESCRIPTION For sale an impressive, beautifully presented four double bedroom detached house ideally located in the village of Breaston. The property was first built and completed in 2018 and has further gone a rear single extension to create a larger kitchen/dining room. The property is exceptionally well presented and very highly maintained throughout and offers stylish modern living and benefits from two en suites, low maintenance garden, driveway, garage and four toilets.

The property comprises, Hallway, living room, kitchen/dining room, utility, WC, four bedrooms of which two provide en suite and bathroom. Outside to the front of the property is a driveway for two cars and access to the single garage and rear garden. The low maintenance rear garden offers artificial grass, decking and bbq area, pergola, established shrubs, sleepers and access to the side and rear of the property.

Breaston is an award winning village and has a number of local amenities and facilities including various shops, schools for younger children while there are further shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and there are also schools for older children in Long Eaton. There are healthcare and sports facilities which include 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.

KITCHEN/DINER A single story extension creating a larger dining area which offers ample space for a separate living space and good sized table. Bi fold doors to the rear garden, modern Velux ceilings and Karndean flooring make this space light and airy and great for entertaining. The kitchen includes, Neff double oven, dishwasher, fridge/freezer, 1 1/2 sink with drainer and mixer tap, induction hob with extractor, Granite worktops with over and under counter storage, breakfast bar, spot lights, radiator and oak doors leading to the utility, WC and hallway.



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UTILITY ROOM 6' 9" x 5' 0" (2.06m x 1.54m) Double glazed UPVC door and window to the side, sink with drainer and tap, Granite worktops with under and over counter storage, space for washing machine, radiator and Vaillant boiler. Oak door to WC.

WC 2' 11" x 5' 0" (0.91m x 1.54m) Accessed from the utility room via an oak door, low level flush WC, sink with cupboard under, wall tiles, Karndean flooring and radiator.

HALLWAY 5' 10" x 15' 1" (1.79m x 4.61m) Composite entrance door entering a welcoming hallway leading to living room, kitchen and stairs.

Karndean flooring, under stairs storage, radiator and stylish panelled walls.

LIVING ROOM 10' 0" x 13' 9" (3.07m x 4.20m) Double glazed UPVC bay window to the front with shutters, carpet and radiator.

BEDROOM ONE 10' 0" x 16' 6" (3.07m x 5.04m) Double glazed UPVC window to the front, built in wardrobes, carpet, radiator and access to the en suite.

EN SUITE 6' 8" x 5' 1" (2.05m x 1.55m) Double glazed UPVC window to the side, white suite comprising of low level flush WC, shower unit with mixer tap, sink with unit under, tiles walls, shaving port and towel rail.

BEDROOM TWO 11' 1" x 12' 9" (3.40m x 3.90m) Double glazed UPVC window to the front, built in wardrobes, carpet, radiator and access to the en suite.

EN SUITE 6' 0" x 6' 2" (1.84m x 1.89m) Double glazed UPVC window to the side, white suite including low level flush WC shower with mixer tap, sink with under unit and towel rail.

BEDROOM THREE 8' 0" x 11' 10" (2.45m x 3.63m) Double glazed UPVC window to the rear, carpet and radiator.

BEDROOM FOUR 9' 5" x 9' 4" (2.89m x 2.86m) Double glazed UPVC window to the rear, carpet and radiator.

BATHROOM 6' 4" x 8' 7" (1.94m x 2.63m) Double glazed UPVC window to the rear, A stylish modern white suite comprising, low level flush WC, sink with vanity unit, panelled bath with mixer shower over, towel rail, shaving port and tiled walls.

OUTSIDE To the front of the property is a driveway for two cars and access to the single garage. To the side of the property is access to the rear garden which offers artificial grass, decking area, pergola, established shrubs, sleepers and BBQ area. The garden is well kept and easy to maintain and offers a great entertaining space.

TENURE Freehold.

VIEWING Viewings are strictly by appointment only via Wallace Jones estate agents - 0115 9468946.

