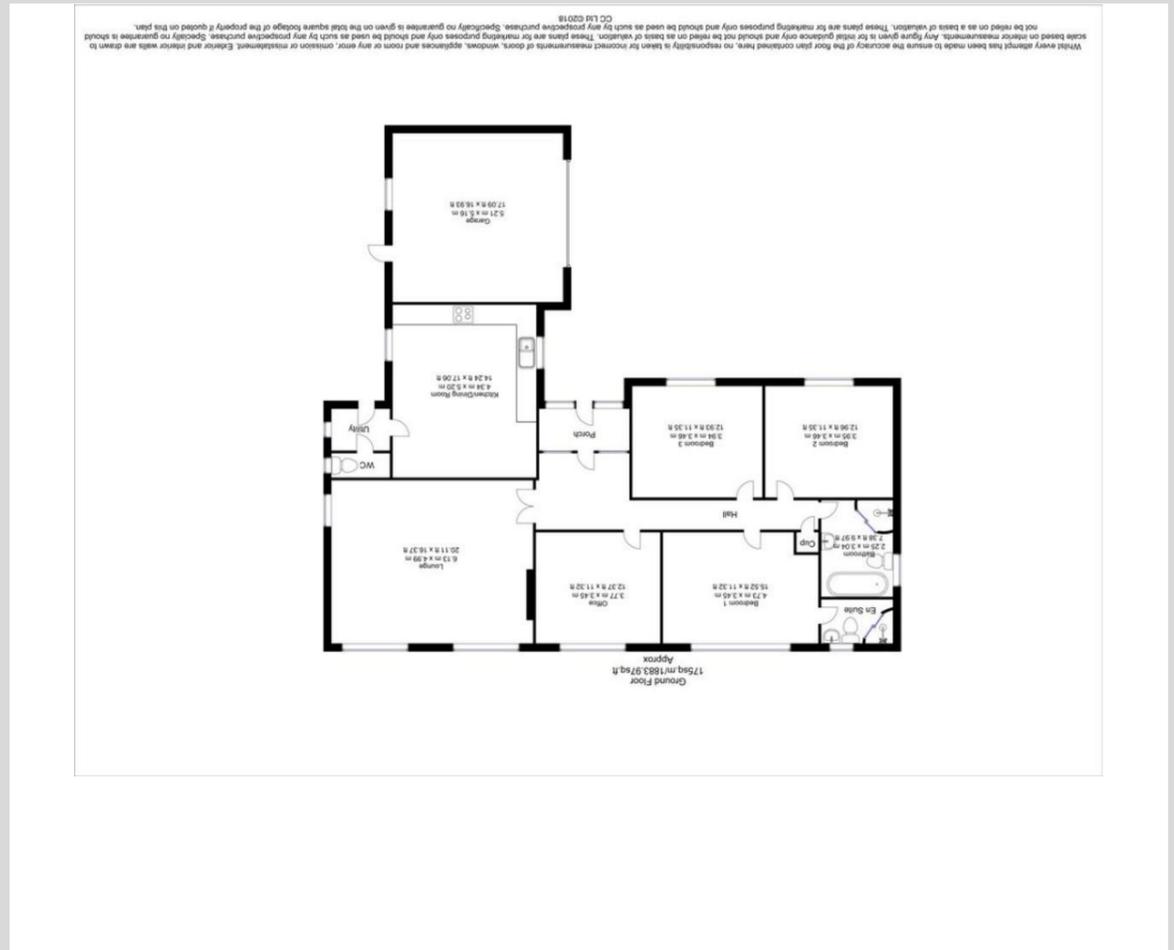


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

5 Manorleigh ,Breaston Derbyshire, DE72 3UJ

Asking Price Of £695,000



Four bedroom Detached Bungalow located in Breaston

Situated on one of Breaston's most prestigious and sought-after roads and located at the head of this quiet cul de sac, tucked away in the corner, this four double bedroom detached bungalow is offered to the market with no upwards chain.

Property Description

Presented to a high standard throughout this property's location is seen to be exclusive to the area and bungalows do not often come available here. It is well proportioned throughout and benefits from large kitchen/diner, separate utility, separate WC, en suite to master and double garage.

The property is built primarily from red brick, giving it a classic and durable look. It has a low-pitched, tiled roof and a wide frontage. At the front, there is a neatly enclosed garden bordered by a brick wall topped with black metal railings. The garden itself is landscaped with shrubs and small plants, adding greenery and curb appeal. A paved driveway runs alongside the house, leading to a large attached double garage with dark wooden doors. The spacious driveway is block paved and allows access from both sides looping the whole grounds of the property and rear access.

Upon entering the home you are welcomed with a spacious porch that has a radiator and spacious storage area, met with door to the open hallway. To the right you enter the light and airy kitchen/diner offering ample units and cooking and entertaining space, leading through to the enclosed utility and separate WC. Situated off the hallway the bright, versatile living room welcomes you with log burner and French doors to patio seating area. Further leading from the hallway four double bedrooms, again very spacious and light accommodating ample storage space and en suite from the master. The four-piece family bathroom is ideally placed at the bottom of the hallway allowing easy access for all rooms.

Breaston is an award-winning village and offers a number of local amenities and facilities including shops, schools for younger children, three pubs, a bistro restaurant and several coffee eateries. There are further shopping facilities including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and the schools for older children include the Wilsthorpe Academy and Trent College Independent School. There are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the 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.



PORCH: Composite door, double glazed brown uPVC windows, laminate flooring, radiator, storage area and door leading to hallway.

KITCHEN/DINER: 14' 2" x 17' 0" (4.34m x 5.20m) Double glazed brown uPVC window to the front and side with fitted roller blinds, fitted over and under counter storage unit, Smeg range cooker, gas hob, electric oven, electric extractor fan, 1½ sink with pull out mixer tap, space for fridge/freezer, space for dining table, laminate flooring, radiator, spotlights, and door to utility.

UTILITY ROOM: Rear entrance composite door, double glazed brown uPVC window to the side, tiled flooring, plumbing for washing machine, space for tumble dryer, radiator, and door to WC.

WC: Double glazed brown uPVC window to the side, tiled flooring, wash hand basin and low-level flush WC.

LIVING ROOM: 20' 1" x 16' 4" (6.13m x 4.99m) Double glazed uPVC French doors and windows to the rear, carpet, two radiators and log burner.

BEDROOM ONE: 15' 6" x 11' 3" (4.73m x 3.45m) Double glazed brown uPVC window to the rear, fitted wardrobes, radiator, carpet, and door to en suite.

EN SUITE: Double glazed brown uPVC window to the rear with roller blind, electric enclosed shower, WC and sink unit, tiled flooring, shaving point, extractor fan and towel radiator.

BEDROOM TWO: 12' 11" x 11' 4" (3.95m x 3.46m) Double glazed brown uPVC window to the front, carpet, and radiator.

BEDROOM THREE: 12' 11" x 11' 4" (3.94m x 3.46m) Double glazed brown uPVC window to the front, carpet, radiator, and loft hatch.

BEDROOM FOUR/STUDY: 12' 4" x 10' 11" (3.77m x 3.35m) Double glazed brown uPVC window to the rear, carpet, radiator, loft hatch.

BATHROOM: 7' 4" x 9' 11" (2.25m x 3.04m) Double glazed brown uPVC window to the side, with roller blind, enclosed shower, bath, low flush WC, vanity unit with wash hand basin, tiled flooring, towel radiator, shaver point and mirror with light.

GARAGE: 17' 1" x 16' 11" (5.21m x 5.16m) Double electric front door, lights and electrics, ample storage space and rear uPVC door and window.

OUTSIDE: To the front of the property is a blocked paved driveway with access to the double garage, along with metal gates. Small, pebbled area and two side gates leading to the side and rear gardens. The side of the property has a patio area along with shed, and to the rear a very well maintained, established garden offers a patio seating area, a small decking seating area, lawn, mature shrubs and is considered relatively low maintenance.

TENURE: Freehold.

