

HoldenCopley

PREPARE TO BE MOVED

Richmond Avenue, Breaston, Derbyshire DE72 3AP

£475,000 - £550,000

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RENOVATED DETACHED BUNGALOW...

Situated in the heart of the sought-after village of Breaston, this impeccably renovated and extended detached bungalow offers the perfect combination of modern living and practicality, making it an ideal choice for a growing family. Boasting a high-specification finish throughout, this home is ready for its next owners to simply move in and enjoy. Stepping inside, the spacious and stylish interior is thoughtfully designed for contemporary family life. The accommodation comprises a welcoming entrance hall, a comfortable living room, and a beautifully designed breakfast kitchen, complete with a range of integrated appliances. The kitchen seamlessly flows into an additional seating/dining area, enhanced by bi-folding doors that open onto the rear garden, creating a perfect space for both everyday living and entertaining. A separate utility room adds to the home's practicality, while the luxury four-piece bathroom suite provides a touch of indulgence. The property offers four well-proportioned double bedrooms, with one currently being utilised as an additional reception room, allowing for flexibility to suit the needs of any family. Externally, the home is just as impressive. To the front, a spacious driveway provides ample off-road parking. The private enclosed rear garden is beautifully landscaped, featuring decking and patio areas, a summer house, and a detached versatile home office/garden room, complete with an additional store room to the rear. Perfectly positioned in a highly regarded village location, the property benefits from fantastic local amenities, excellent school catchments, scenic parks, and family-friendly activities. Commuters will appreciate the superb transport links via the M1, offering easy access to Nottingham and surrounding areas.

MUST BE VIEWED





- Renovated & Extended Detached Bungalow
- Four Double Bedrooms
- Good-Sized Living Room
- Stylish Breakfast Kitchen With Open Plan Dining Area
- Separate Utility Room
- Four-Piece Luxury Bathroom
- Private Enclosed Garden With Summer House
- Outdoor Office / Garden Room & Additional Store Room
- Ample Off-Road Parking
- Sought-After Village Location





ACCOMMODATION

Entrance Hall

14'0" x 3'3" (4.28m x 1.01m)

The entrance hall has oak herringbone flooring with underfloor heating, a radiator, a wall-mounted digital thermostat, and a single composite door providing access into the accommodation. Additionally, there is access to the loft with lighting.

Living Room

11'10" x 11'10" (3.63m x 3.63m)

The living room has a UPVC double-glazed window to the side and rear elevation, carpeted flooring, and a TV point.

Open Plan Breakfast Kitchen & Dining Area

15'9" x 19'2" max (4.82m x 5.86m max)

The kitchen has a range of fitted handleless base and wall units with wood-effect worktops, a fitted breakfast bar, a black composite sink and a half with a swan neck mixer tap and drainer, an integrated wine fridge, an integrated dishwasher, an integrated double oven, an induction hob with an angled extractor fan, an integrated fridge freezer, oak herringbone flooring with underfloor heating, recessed spotlights, a radiator, a TV point, space for a dining / seating area, and aluminium bi-folding doors opening out to the rear garden.

Utility Room

8'5" x 8'4" (2.58m x 2.55m)

The utility room has fitted base and wall units with wood-effect worktops, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted boiler, oak herringbone flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'5" x 11'9" (1.97m x 3.59m)

The bathroom has a concealed flush WC combined with a wash basin and fitted storage, a wet room style shower with a wall-mounted twin-rainfall shower head, a double-ended slipper bath with a floor standing mixer tap and handheld shower head, a chrome heated towel rail, floor-to-ceiling tiles, underfloor heating, and recessed spotlights.

Bedroom Four / Reception Room

11'1" x 12'6" (3.38m x 3.82m)

This versatile room has a UPVC double-glazed square bay window to the side elevation, carpeted flooring, a TV point, an in-built wardrobe, and an in-built cupboard.

Inner Hall

15'7" x 3'0" (4.76m x 0.92m)

The inner hall has carpeted flooring, a radiator, and recessed spotlights.

Bedroom One

15'1" x 12'1" (4.61m x 3.70m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and recessed spotlights.

Bedroom Two

8'5" x 11'10" (2.59m x 3.63m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a TV point, and a radiator.

Bedroom Three

12'1" x 11'8" max (3.69m x 3.56m max)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a gravelled and tarmac driveway, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with decking and patio areas, courtesy lighting, an outdoor BBQ station, a large wooden summer house with power and lighting, access into the office and store room, and fence panelled boundaries.

Office/Garage

9'5" x 8'2" (2.89m x 2.51m)

This space has carpeted flooring, lighting, power points, internal access into the store room, full height UPVC double-glazed windows, and double French doors opening out to the garden. The office was originally a garage and can easily be converted back should a purchaser wish to do so.

Store Room

8'2" x 8'2" (2.50m x 2.51m)

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low for rivers & sea

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - Underfloor heating in the kitchen isn't currently working.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(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			
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		



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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