

HoldenCopley

PREPARE TO BE MOVED

Hills Road, Breaston, Derbyshire DE72 3DF

Guide Price £300,000 - £350,000

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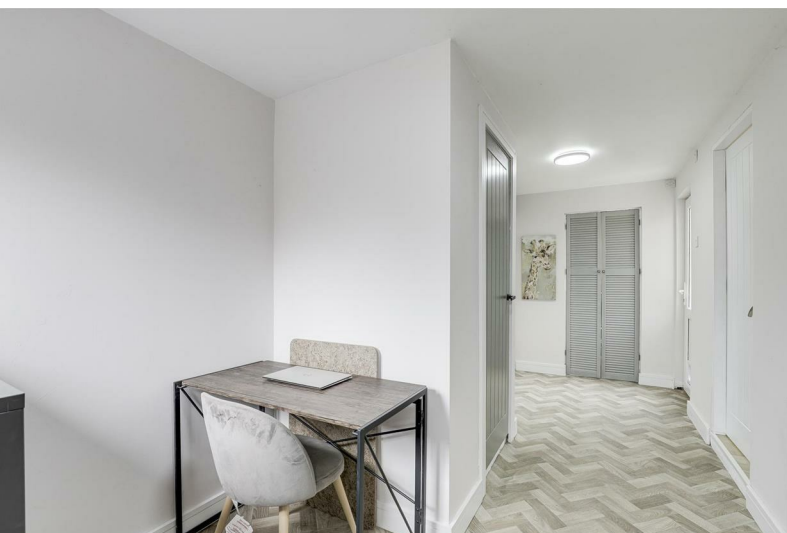


GUIDE PRICE £300,000 - £325,000

SPACIOUS FAMILY HOME IN A POPULAR VILLAGE...

This well-presented and spacious four-bedroom semi-detached home is perfectly suited for family living and is located in the sought-after village of Breaston benefitting from new windows. Doors. Facias. Soffits and wired CCTV and smoke alarms . With a great selection of local shops, well-regarded schools, and excellent commuting links nearby, the property offers both comfort and convenience in a highly desirable setting. To the ground floor, you're welcomed by an entrance hall leading into a bright living room with patio doors that open out to the rear garden. The modern kitchen flows openly into the dining room, creating a sociable space for family meals, with further access to the garden. Also on this level is a convenient utility room, a ground floor W/C, and a versatile boot room. The first floor offers two double bedrooms, a good-sized single bedroom, and a stylish family bathroom. On the top floor, there is a further spacious double bedroom along with an additional W/C. Outside, the front of the property features a driveway providing off-road parking for up to three vehicles. To the rear, you'll find a private, south-facing garden with a patio seating area, a lawn, and plants and shrubs, perfect for relaxing or entertaining outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Ground Floor W/C & Utility Room
- Family Bathroom & Second Floor W/C
- Driveway
- South-Facing Rear Garden
- Well-Presented Spacious Family Home
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built cupboard, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

10'5" x 12'2" (3.20m x 3.73m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Kitchen

10'7" x 9'6" (3.25m x 2.90m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, a gas ring hob & extractor fan, space for a dishwasher & fridge freezer, partially tiled walls, ceiling coving, laminate wood-effect flooring, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

9'1" x 8'9" (2.79m x 2.67m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving and a sliding patio door providing access to the rear garden.

Boot Room

7'4" x 16'4" (2.24m x 4.98m)

The boot room has vinyl flooring, a wall-mounted electric room heater, a UPVC double-glazed obscure window to the front elevation, a single UPVC door providing access to the rear garden and a single composite door providing access from the front of the property.

W/C

3'1" x 2'5" (0.94m x 0.74m)

This space has a low level dual flush W/C, a wash basin, a partially tiled wall, and vinyl flooring.

Utility Room

7'1" x 5'4" (2.16m x 1.65m)

The utility room has fitted base units with a rolled-edge worktop, space and plumbing for a washing machine, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed window to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Master Bedroom

10'5" x 9'6" (3.20m x 2.92m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear garden.

Bedroom Two

9'3" x 10'5" (2.82m x 3.20m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'5" x 7'3" (2.59m x 2.21m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a UPVC double-glazed window to the front elevation.

Bathroom

7'6" x 4'7" (2.31m x 1.42m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower fixture, a heated towel rail, partially tiled walls, ceiling coving, recessed spotlights, vinyl flooring and a two UPVC double-glazed obscure windows to the side elevation.

SECOND FLOOR

Bedroom Four

22'0" x 10'7" (6.73m x 3.23m)

The fourth bedroom has carpeted flooring, two wall-mounted electric room heaters, storage in the eaves, access to the W/C and four skylight windows.

W/C

6'0" x 4'7" (1.83m x 1.42m)

This space has a concealed low level dual flush W/C with a wash basin, an in-built cupboard and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a spacious driveway providing off-road parking for multiple vehicles, along with hedge borders and fence panelling boundaries.

Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, a lawn, plants and shrubs, a garden shed, hedge borders and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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

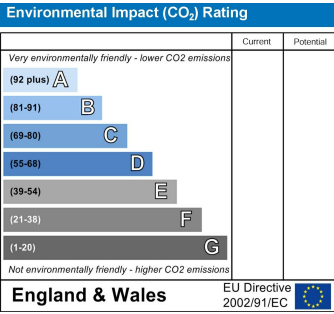
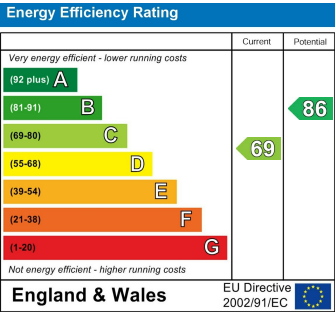
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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.

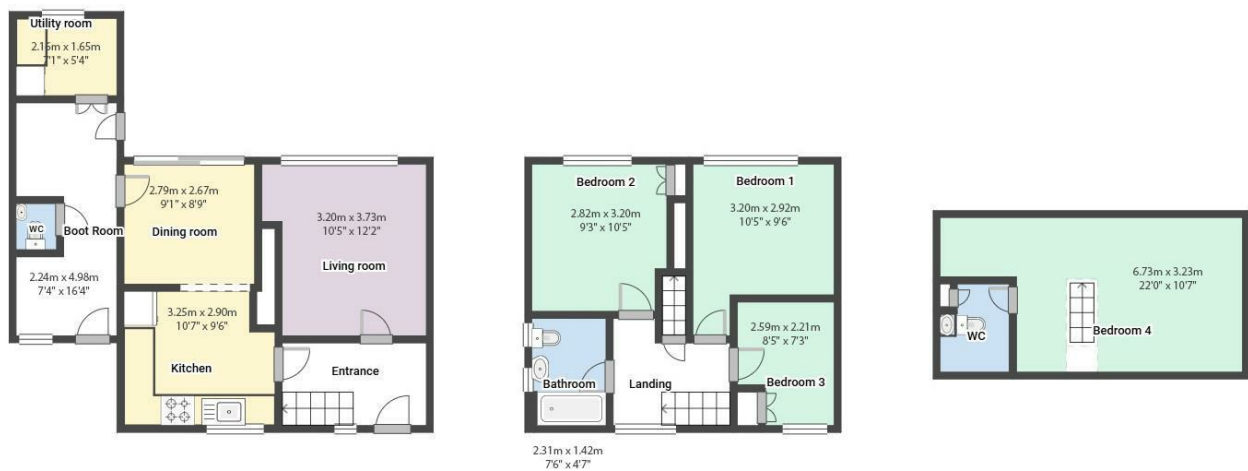
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
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



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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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