Robert Ellis

look no further. . .

Firfield Avenue,
Breaston, Derbyshire
DE72 3EG

£650,000 Freehold

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THIS IS AN INDIVIDUAL DETACHED PROPERTY SITUATED ON THIS MOST SOUGHT AFTER ROAD CLOSE TO THE HEART OF BREASTON VILLAGE.

Being positioned on Firfield Avenue, this individual detached property offers four bedroom accommodation which also has three shower/bathroom facilities and is situated on a plot which is approximately 1/3 of an acre in size with large South facing gardens at the rear. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation which is arranged on two floors and the privacy and size of the gardens to be appreciated, we recommend people take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to various facilities offered by Breaston which includes schools for younger children, shops, local pubs and easy access to J25 of the M1 and to all the facilities and amenities provided by nearby Long Eaton.

The property has been designed so the main bedroom and reception rooms overlook the South facing gardens at the rear and it is constructed of brick with render to the external elevations under a pitched tiled roof. The property derives all the benefits of gas central heating and double glazing and being entered through a stylish composite front door includes a spacious reception hall which leads to the main lounge, a separate dining/sitting room, an updated breakfast kitchen, there is a utility room and the inner hall leads to the two double bedrooms and a large shower room with there being a further bedroom at the far end of the hall and a second ground floor shower room. To the first floor the landing leads to a large double bedroom with windows overlooking the front and rear of the property and there is a further updated shower room next to this bedroom. Outside there is a recently constructed adjoining brick double garage, a long block paved driveway at the front which provides off the road parking for several vehicles and there is access down the right of the property to the rear where there is a large patio extending across the rear of the property and further patio, paved areas and a greenhouse at the far side and steps lead down from the main patio to the large lawned garden which is kept private by having walls, fencing and recently planted trees to the right hand and rear boundaries and fencing to the left hand side.

Breaston village offers a number of local shops, there are schools for younger children which are literally only a two minute walk away from the property, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside, there are three local pubs, a Bistro restaurant, various coffee eateries and there are further shopping facilities found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is also Trent College independent school and other schools for older children in Long Eaton and the excellent transport links include J25 of the M1, which is only a mile away, 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.

Stylish composite front door with three inset glazed panels and opaque glazed side panels leading to:

Reception Hall
Stairs with feature balustrade leading to the first floor, two radiators, composite door with three inset glazed panels and an opaque glazed side panel leading out to the rear of the property and there is a full height double glazed window to the side.

Lounge/Sitting Room
16'7 x 14'5 approx (5.05m x 4.39m approx)
This large main reception room has a double glazed bow window overlooking the rear garden, feature wall mounted electric flame effect log burning fire, double radiator, three wall lights and Georgian glazed door leading into the hall.

Dining/Sitting Room
19'2 x 9'8 approx (5.84m x 2.95m approx)
Double glazed French door with full height double glazed windows to either side leading and looking out onto the rear garden, wood panelling to the walls, feature fireplace with a coal effect electric fire and hearth, two radiators, Georgian glazed door leading to the main hall and inner hall, four wall lights and beams to the ceiling.

Dining Kitchen
19'5 x 10'8 approx (5.92m x 3.25m approx)
The kitchen has hand painted units and includes a sink with mixer tap and a hob set in a work surface with shelves, cupboards, drawers and a wine rack below, brand new cooking Range set in a tiled recess with shelf over, eye level wall units, space for a large fridge/freezer, double glazed window to the side, tiling to the walls by the main work surface areas and tiled flooring which extends into the dining area.

Dining Area
Two full height double glazed windows overlooking the gardens, double radiator and tiled flooring.

Inner Hall
There is an inner hall which has wood panelled doors leading to two bedrooms and the bath/shower room off the hall.

Bedroom 1
15' x 14'2 approx (4.57m x 4.32m approx)
The main bedroom has a double glazed bow window overlooking the rear garden, drawers and glazed shelving to either side of the bed position with cupboards over, wardrobe and display cabinet to the left hand side of the bed and a range of wardrobes extending along the second wall with a glazed shelved display unit to one end, fitted dressing table with drawers and shelves below, double radiator and picture rail to the walls.

Bedroom 2
13'7 x 10'8 approx (4.14m x 3.25m approx)
Double glazed window to the side, radiator, double wardrobes to either side of the original central fireplace, picture rail to the walls and a radiator.

Shower Room
The main bathroom has been changed into a shower room and has a large walk-in shower with a Mira Sport electric shower, shower boarding to two walls and a sliding glazed door with protective screens, hand basin with mixer taps set in a surface with cupboards under and upright unit with shelving and cupboards to the side, low flush w.c., radiator, opaque double glazed window, tiling to three walls and wooden panelling to a fourth wall.

Bedroom 4/Study
12' x 8'7 approx (3.66m x 2.62m approx)
Double glazed window to the side and a radiator.

Shower Room
The second shower room on the ground floor has a corner shower with a Mira Sport shower, tiling to two walls and a pivot glazed door and screen, low flush w.c., pedestal wash hand basin with a tiled splashback and mirror to the wall above, opaque double glazed window and a radiator.

Utility Room
6'9 x 6'8 approx (2.06m x 2.03m approx)
The utility room is fitted with a stainless steel sink having a double cupboard and drawer below, work surface with space below for an automatic washing machine and a fridge or another appliance, tiling to the walls by the work surface area, double glazed window to the side and a wall mounted boiler.

First Floor Landing
The feature balustrade continues from the stairs onto the landing, there are wood panelled doors leading to the bedroom, bathroom and there is also access to the roof storage space where the copper lagged hot water storage tank is housed.

Bedroom 3
16'6 x 15'2 max approx (5.03m x 4.62m max approx)
The first floor bedroom has feature triangular windows to the front and rear with a Velux window to the sloping ceiling and a radiator.

Shower Room
The shower room on the first floor has recently been updated and includes a walk-in shower with a Mira shower, tiling to three walls and a pivot door, low flush w.c. and a pedestal wash hand basin, radiator and a velux window in the sloping ceiling.

Outside
At the front of the property there is a long block paved driveway which provides off the road car standing for several vehicles and there are slate chipped beds to either side of the drive which helps to keep maintenance to a minimum at the front of the property. To the right hand boundary there is a wall and fencing and hedge to the left and there are outside lights to either side of the front door. To the right of the property there is a wrought iron gate set in a wall which provides access to the rear and there is a path with slate chipped beds leading to a large block paved walled patio which extends across the rear of the property and from the patio there are steps leading down to the large lawned garden. There are further paved and patio areas to the far side of the property with various beds, a raised patio and a greenhouse is positioned on this side of the property. The lawned area is extensive and the whole garden is kept private by having walls, fencing and recently planted trees to the right hand and rear boundaries and there is fencing to the left hand side. There is a mature pine tree in the garden and various other beds between the patio and lawned area.

Garage
27'11" x 21'11" approx (8.53m x 6.7m approx)
The adjoining double brick garage has an up and over electrically operated door to the front, half double glazed door leading out to the rear, power and lighting is provided and there is storage space in the pitched roof at the front of the garage.

Directions
Proceed out of Long Eaton on Derby Road and at the traffic island continue straight over and into Breaston, Firfield Avenue is a turning on the left, just after the Day Nursery, and the property can be found at the head of the cul-de-sac on the right.
7879AMMP

Council Tax
Erewash Borough Council Band F

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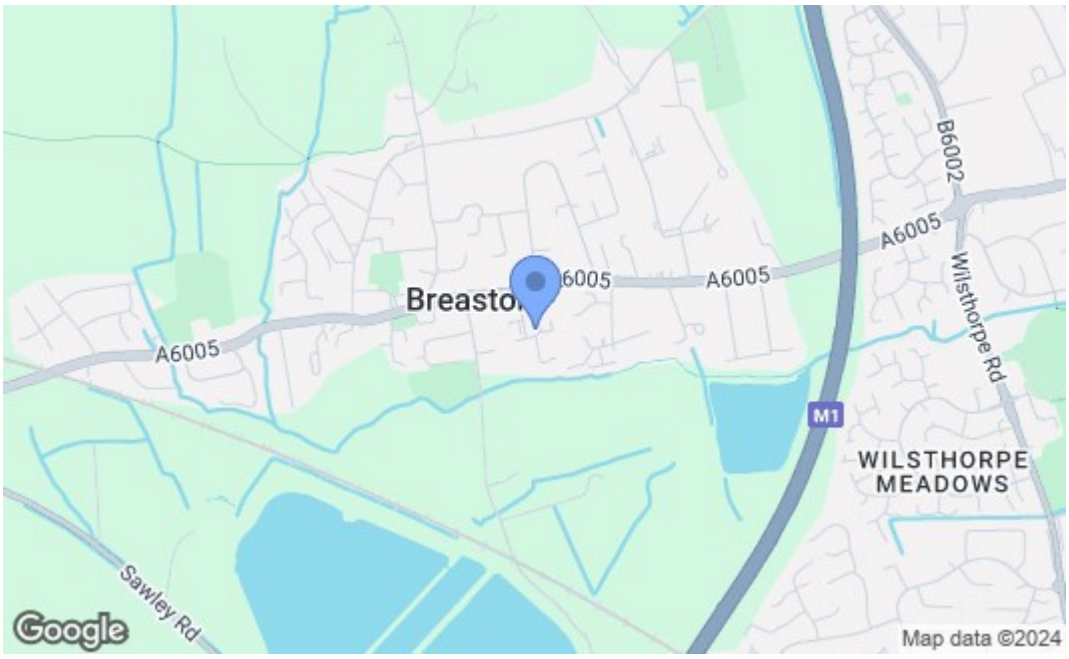

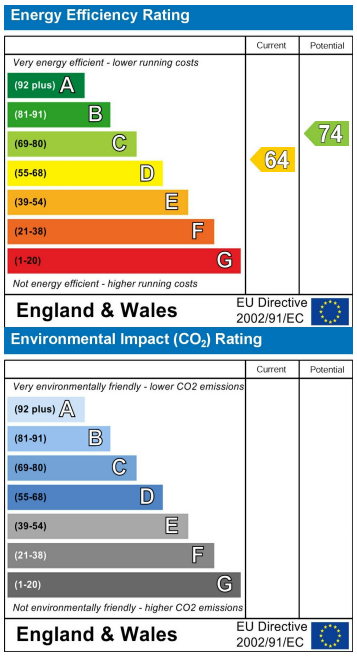

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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