Robert Ellis

look no further...

Gregory Avenue,
Breaston, Derbyshire
DE72 3DJ

O/O £225,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE OFFERING THE POTENTIAL TO EXTEND.

Situated in this popular village location, Robert Ellis are proud to bring to the market this deceptively spacious three bedroom semi detached property. Positioned on a good size plot, it has huge potential to upgrade, extend or reconfigure the layout with the rooms being a generous size it would be perfect for a family home. Situated close to local amenities that Breaston village centre has to offer, as well as easy access to the M1 and A52 road networks, we believe this property will appeal to first time buyers and investors and an early viewing comes highly recommended to avoid disappointment.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall that provides access to the lounge and kitchen which opens out to the dining room and a door from the kitchen gives access to a lobby where there is a room suitable for an office or utility, storage and a ground floor shower room/w.c. To the first floor there are three generous bedrooms, the family bathroom and separate w.c. Outside there is off street parking to the front and a delightful well maintained garden. The rear garden is of a generous size and has planted flower beds with lawn and three greenhouses.

The property is within easy reach of the shops provided by Breaston with those being in Long Eaton only being a short drive away which include Asda and Tesco superstores as well as many other retail outlets, there are three local pubs, a Bistro restaurant and various coffee eateries in Breaston, 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 which is approximately a mile away from the centre of the village, 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.

Entrance Hall
Door and window to the front, stairs to the first floor with storage cupboard under, radiator and doors to:

Lounge
12'8 x 11'2 approx (3.86m x 3.40m approx)
With a window to the rear having a delightful outlook to the rear garden, feature electric fireplace with surround and hearth, radiator and coving to the ceiling.

Dining Room
9'8 x 8'8 approx (2.95m x 2.64m approx)
Patio doors providing views to the rear garden, radiator, coving to ceiling and open to:

Kitchen
11'9 x 11' approx (3.58m x 3.35m approx)
Wall and base cupboards with roll edged work surface over, windows to the side and front, double stainless steel sink, walk-in pantry under the stairs with a window to the front, gas fireplace with surround, part tiled walls and access to the lobby through a door at the side.

Lobby
With a door to the front providing access to storage, shower room and office/utility room, door to the rear providing access to the rear garden, base units with stainless steel sink and drainer.

Storage
6'7 x 3'7 approx (2.01m x 1.09m approx)

Shower Room
7'1 x 2'8 approx (2.16m x 0.81m approx)
Comprising of a single shower enclosure, low flush w.c., electric heater and tiled walls.

Office/Utility
Wall and base units, window to the rear.

First Floor Landing
Access hatch to the loft, storage/airing cupboard housing the combination boiler and doors to:

Bedroom 1
11'1 x 10'1 approx (3.38m x 3.07m approx)
Feature fireplace with surround, radiator, window to the rear and access to a storage cupboard.

Bedroom 2
11'2 x 9'8 approx (3.40m x 2.95m approx)
Window to the rear, radiator and access to a storage cupboard.

Bedroom 3
9' x 7'7 approx (2.74m x 2.31m approx)
Window to the front, radiator and overstairs storage cupboard.

w.c.
5'5 x 2'7 approx (1.65m x 0.79m approx)
Window to the side, tiled walls and low flush w.c.

Bathroom
5'5 x 5' approx (1.65m x 1.52m approx)
Panelled bath, vanity wash hand basin, radiator, window to the side and part tiled walls.

Outside
There is a driveway with planted beds and borders with a garden path leading to the front door. The rear garden is a fantastic asset and of a generous size with planted beds and borders, there is a shaped lawn surrounding the beds, garden path and three greenhouses.

Directions
Proceed out of Long Eaton along Derby Road, across the island and into the centre of Breaston along Wilsthorpe Road, continue out along Draycott Road taking the right turn into Hills Road. Turn second right into Gregory Avenue where the property is located on the right hand side clearly identified by our for sale board.
7026AMLT

Council Tax
Band B - £1,534

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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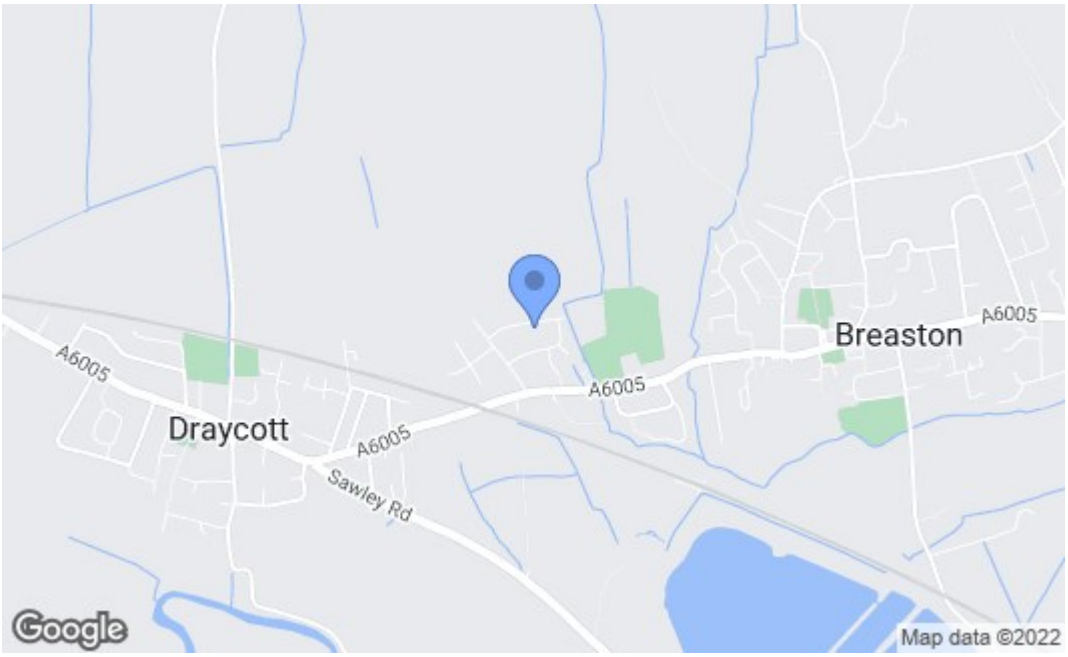

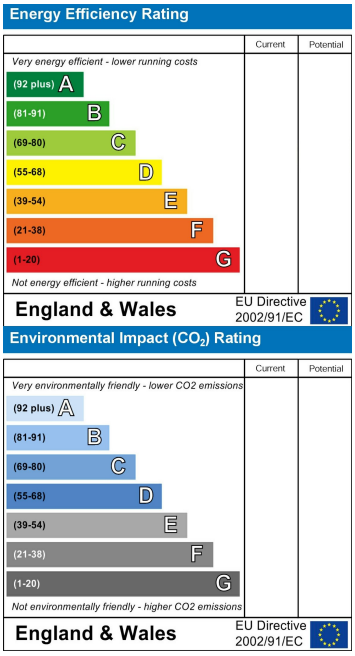

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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