Robert Ellis

look no further...

Maylands Avenue,
Breaston, Derbyshire
DE72 3EE

O/O £280,000 Freehold

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A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF BREASTON, WITH THE ADDED BENEFIT OF OPEN VIEWS TO THE REAR OVERLOOKING THE PARK.

This attractive property offers a fantastic opportunity for a wide range of buyers and is ideally positioned within walking distance of the highly regarded Firfield Primary School, as well as the village centre and its excellent local amenities. The property has been significantly improved by the current owners and benefits from a new central heating system, full rewire, solar panels, new internal doors, new flooring throughout and a stylishly refitted bathroom, providing buyers with a home that is ready to move into. In brief the accommodation comprises an entrance hall, lounge and dining kitchen to the ground floor, with three well-proportioned bedrooms and a modern bathroom to the first floor. Externally the property benefits from a driveway providing off road parking, leading to a double length brick built detached garage, while to the rear there is a pleasant garden enjoying open views over the adjacent park, creating a lovely backdrop. The kitchen offers excellent potential for the next owner to update and create their own space, allowing buyers to place their own stamp on the property. Being located in this highly desirable village location, close to schools, shops and transport links, this property represents an excellent opportunity for families and first time buyers alike. An early viewing comes highly recommended in order to fully appreciate the accommodation and location on offer.

The property is entered through a composite front door into a light and airy entrance hall with attractive oak flooring, which continues through into the modern lounge, creating a warm and welcoming living space. The property benefits from a recently installed Worcester Bosch boiler, double radiators, and solar panels fitted to the roof, helping to make the home more energy efficient and economical to run. From the lounge there is access to the open plan kitchen diner, which offers excellent potential for the next owner to put their own stamp on, and also benefits from a large pantry providing useful storage space. There is also an outhouse which offers an ideal utility area for a washing machine and dryer. To the first floor, the landing leads to three bedrooms, all of which benefit from new plush carpets, and a beautifully refitted modern bathroom featuring a contemporary suite and rain shower. Outside, to the front there is a driveway providing off road parking for two vehicles, with a gate to the side giving access to the rear garden. The rear of the property enjoys an established garden with hedging and fencing to the boundaries, along with a large double length detached brick built garage, offering excellent storage or workshop potential.

Breaston is an award winning village and has a number of local shops, if required schools for younger children, healthcare and sports facilities which includes several local golf courses, walk in the surrounding picturesque countryside and the excellent 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
4'3 x 6'7 approx (1.30m x 2.01m approx)
Composite front door with inset obscure glazed panel and obscure glazed panels to either side, UPVC double glazed window to the side, double radiator, oak flooring, stairs to the first floor and oak door with inset glazed panel to:

Lounge
10'6 x 16'4 approx (3.20m x 4.98m approx)
UPVC double glazed bay window to the front, oak flooring, two new double radiators, ceiling light, two wall lights, TV point, original cast iron fireplace with attractive surround, tiled hearth and a door to:

Kitchen Diner
10'5 x 9'2 approx (3.18m x 2.79m approx)
UPVC double glazed window to the rear garden and UPVC double glazed door to the side and outhouse, ceiling light, new vinyl herringbone style flooring, door into the large pantry cupboard, wall, base and drawer units with work surface over, spaces for a cooker and fridge, inset stainless steel sink and drainer and tiled splashbacks.

First Floor Landing
10'1 x 5' approx (3.07m x 1.52m approx)
UPVC double glazed window to the side, cream carpeted flooring, ceiling light, access hatch to the loft, light and power, oak doors to:

Bedroom 1
13'4 x 8'9 approx (4.06m x 2.67m approx)
UPVC double glazed window to rear with cream shutters, carpeted flooring, double radiator, ceiling light and space for wardrobes.

Bedroom 2
12'3 x 7'9 approx (3.73m x 2.36m approx)
UPVC double glazed window to front, carpeted flooring, double radiator, ceiling light and built-in cupboard with oak doors.

Bedroom 3
7'8 x 6'1 approx (2.34m x 1.85m approx)
UPVC double glazed window to front, carpeted flooring, double radiator.

Bathroom
7' x 4'6 approx (2.13m x 1.37m approx)
Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, low flush w.c. with shelf above, sink with vanity cupboard below, panelled bath with mains fed shower and hand held shower with mixer tap, glass screen and splashback tiling.

Attic Room
11'9 x 12'5 approx (3.58m x 3.78m approx)
The loft is fully boarded and insulated, Velux window to the rear, light and power and doors into the eaves. Ideal for storage or conversion, subject to the necessary permissions.

Outside
The property sits back from the road with a small brick wall with a driveway for two vehicles, secure gate down the right hand side leading to the garden and garage.

At the rear there is paving and a patio with path around the garage, established shrubs and plants and hedging to the boundaries leading to the park.

Garage
33' x 10'4 approx (10.06m x 3.15m approx)
Brick built detached tandem garage has light and power, space for two vehicles, workshop and UPVC double glazed windows to the rear and side.

Directions
Proceed out of Long Eaton along Wilsthrope Road continuing over the traffic island and into Breaston. Continue through the village of Breaston where Maylands Avenue can be found as a turning on the right hand side.
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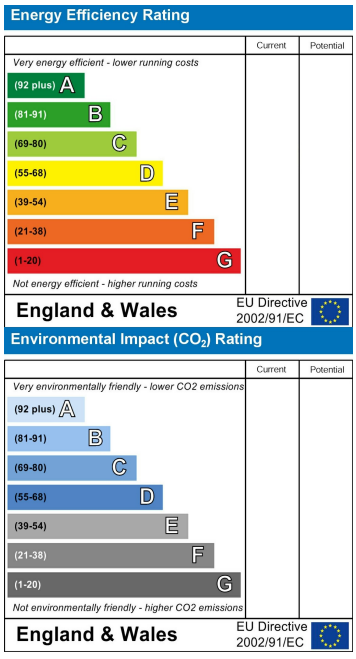
Agents Notes
The solar panels are owned and still within the payment period for quarterly pay outs from the energy supplier British Gas.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
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



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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