Robert Ellis

*look no further...*

Maylands Avenue,
Breaston, Derbyshire
DE72 3EE

**£399,950 Freehold**

BEING SITUATED ON A VERY POPULAR ROAD IN BREASTON, THIS EXTENDED PROPERTY PROVIDES FOUR BEDROOM AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Being located on Maylands Avenue, this individual detached property provides a lovely family home which we are sure will suit people who are looking to purchase a four bedroom property in the Breaston area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for all the local amenities and facilities provided by Breaston village and is also only a mile away from J25 of the M1 and close to other excellent transport links.

The house has a gable frontage and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives the benefits of having gas central heating and double glazing. Standing back from the road with a Presscrete drive and parking area at the front, the house includes an open porch leading through the front door to the reception hall which has Karndean flooring and has doors leading into the through lounge which includes a dining area and the extended breakfast kitchen. Off the lounge there is a lovely conservatory which provides access out to the rear garden and off the kitchen a rear hallway which leads to the ground floor w.c. and provides access to the adjoining brick garage. To the first floor the landing leads to the four good size bedrooms and the bathroom, which over the past 12 months has been re-fitted with a white suite including a shower over the bath. Outside there is the drive and parking area at the front, access via a gate down the left hand side of the house to the rear where there is a private garden with patios, a lawn with borders to the sides and walls and fencing to the boundaries. The property also benefits from having an open aspect at the rear with views over the open park from the first floor windows.

Breaston is a sought after village situated between Nottingham and Derby and has a number of local shops, schools for younger children, three local pubs, several coffee eateries and a bistro restaurant with many other facilities being found in Long Eaton where there are schools for older children, larger supermarkets which include Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and as well as J25 of the M1, the excellent transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Open porch with two pillars and an outside light leading through a wood grain effect UPVC door which has two inset opaque glazed panels and opaque double glazed side panels to:

## Reception Hall
Stairs with feature balustrade and cupboard under leading to the first floor, Karndean style flooring which extends into the understairs cupboard, radiator and cornice to the wall and ceiling.

## Lounge/Dining Room
25' x 11' to 9' approx (7.62m x 3.35m to 2.74m approx)
The through lounge includes a dining area and has a double glazed window with fitted blinds to the front, feature brick fireplace with a wooden mantle and brick hearth, double glazed patio doors leading into the conservatory, three wall lights, cornice to the wall and ceiling and two feature radiators.

## Conservatory
10'3 x 8'9 approx (3.12m x 2.67m approx)
The conservatory has double opening double glazed French doors with windows to either side leading out to the rear garden, double glazed window with fitted blinds to the left hand side and rear, tiled flooring, radiator and a polycarbonate vaulted roof.

## Breakfast Kitchen
15'10 x 10'11 approx (4.83m x 3.33m approx)
The kitchen is fitted with wood grain finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards, space for a dishwasher, drawers and shelves below, space for a cooking Range with a work surface to the left hand side having shelves beneath and a hood over the cooking area, matching eye level wall cupboards and shelving with a pelmet over the double glazed window to the rear, tiling to the walls by the work surface areas, further work surface with plumbing and space for an automatic washing machine below, fitted dresser unit with a granite surface having cupboards and drawers beneath and display cabinets with glazed shelving and lighting and drawers above, tiled flooring, stable style UPVC door with inset double glazed panel to the top section of the door, double glazed window to the rear, radiator and door to:

## Rear Hall
Having tiled flooring which extends into the ground floor w.c. and there is a door leading into the garage.

## Ground Floor w.c.
Having a white low flush w.c., corner hand basin with mixer tap and tiled splashback, tiled flooring, extractor fan and a radiator.

## First Floor Landing
The feature balustrade continues from the stairs onto the landing, cornice to the wall and ceiling and an airing/storage cupboard.

## Bedroom 1
13'8 x 11'8 approx (4.17m x 3.56m approx)
Double glazed window to the rear with a view over the park, radiator, cornice to the wall and ceiling and two bedside wall lights.

## Bedroom 2
11'7 x 9'9 approx (3.53m x 2.97m approx)
Double glazed window with fitted blind to the front, radiator and cornice to the wall and ceiling.

## Bedroom 3
12'1 x 8'4 approx (3.68m x 2.54m approx)
Double glazed window with fitted blind to the rear providing views over the park, second double glazed eye level window to the front and a radiator.

## Bedroom 4
8'4 x 8'8 approx (2.54m x 2.64m approx)
Double glazed window with fitted blind to the front, radiator and cornice to the wall and ceiling.

## Bathroom
The bathroom has been re-fitted over the past 12 months and has a white suite including a panelled bath with central mixer tap and a Mira electric shower with tiling to two walls and a protective glazed screen, hand basin with a mixer tap and cupboard under and a low flush w.c., opaque double glazed window and a radiator.

## Outside
At the front of the property there is a Presscrete driveway and ample parking area with a pebbled bed. To the left of the property there is a gate which leads to a path providing access to the rear garden. There is a raised bed in front of the house which has a selection of mature plants and there is an outside light next to the garage.

At the rear there is a slabbed patio leading onto a lawned garden with a second seating/patio to the bottom right hand corner. There are established and well planted beds to the sides of the lawn and the rear garden is kept private by having walls to the left and rear boundaries and a fence to the right hand side. There is an outside light and an external water supply provided.

## Garage
23'10 to 18' x 8' approx (7.26m to 5.49m x 2.44m approx)
The garage has an up and over door to the front with a door leading to the rear hall, the gas and electricity meters and electric consumer unit are housed in the garage, power points and lighting are provided and toward the rear of the garage there is a separate storage area.

## 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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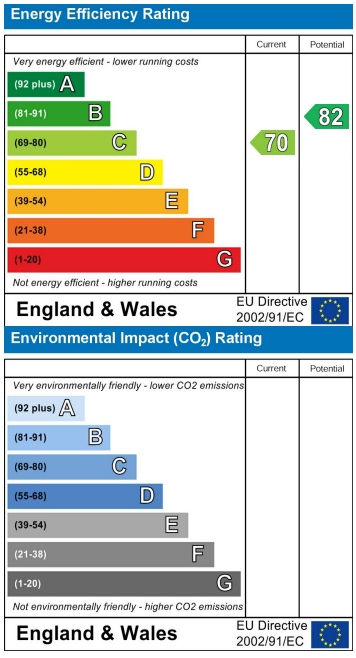
## Council Tax
Erewash Borough Council Band D




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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