Robert Ellis

look no further...

Lawrence Avenue,
Breaston, Derbyshire
DE72 3BY

Price Guide £230-240,000

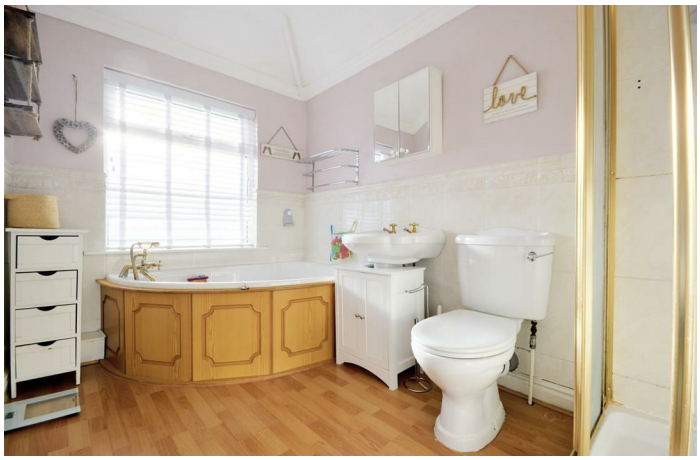
Freehold

A TWO BEDROOM SEMI DETACHED HOME WITH OFF STREET PARKING AND ENCLOSED GARDEN, SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are delighted to market this spacious and well presented semi detached home within the heart of this award winning and sought after village. The property boasts gas central heating and double glazing with off street parking for two vehicles and an internal viewing is highly recommended.

In brief the property comprises of an entrance hallway, lounge with log burner and open plan kitchen diner with integrated appliances and understairs storage cupboard with plumbing for the washing machine. To the first floor the landing leads to two double bedrooms and the four piece family bathroom suite. Outside to the front there is off street parking for two vehicles and to the rear an enclosed, lawned garden with patio area, two wooden storage sheds, flower beds and a pergola.

The property sits within a quiet cul-de-sac location found in the heart of this award winning village, close to a wide range of local schools, shops and parks. There are fantastic transport links into Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found, while there are also fantastic transport links including major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



Entrance Hallway
UPVC double glazed front door, tiled flooring, stairs to the first floor, radiator and ceiling light.

Lounge
11'5 x 11'9 approx (3.48m x 3.58m approx)
UPVC double glazed window to the front, laminate flooring, log burner, radiator and ceiling light.

Kitchen Diner
12'7 x 15'4 approx (3.84m x 4.67m approx)
UPVC double glazed window and door to the rear, wall, base and drawer units with work surfaces over, inset sink and drainer, laminate flooring, Range style cooker with eight ring gas hob and electric oven, radiator, spaces for a dishwasher, fridge freezer and tumble dryer, extractor fan and ceiling light. Understairs storage cupboard with the wall mounted boiler and space and plumbing for a washing machine.

First Floor Landing
UPVC double glazed window to the side, carpeted flooring and ceiling light.

Bedroom 1
12' x 11'7 approx (3.66m x 3.53m approx)
UPVC double glazed window to the front, carpeted flooring, storage cupboard, radiator and ceiling light.

Bedroom 2
12'6 x 8'7 approx (3.81m x 2.62m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bathroom
5'9 x 9'8 approx (1.75m x 2.95m approx)
Obscure UPVC double glazed window to the rear, laminate flooring, single enclosed shower unit, low flush w.c., radiator, corner bath and spotlights.

Outside
To the front the property sits in a cul-de-sac and there is off street parking for two vehicles. To the rear there is an enclosed garden with patio, lawn, pergola and two wooden storage shed.

Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and motorway bridge into Breaston. Continue for some distance turning right into Stevens Lane and left into Lawrence Avenue where the property can be found on the left.
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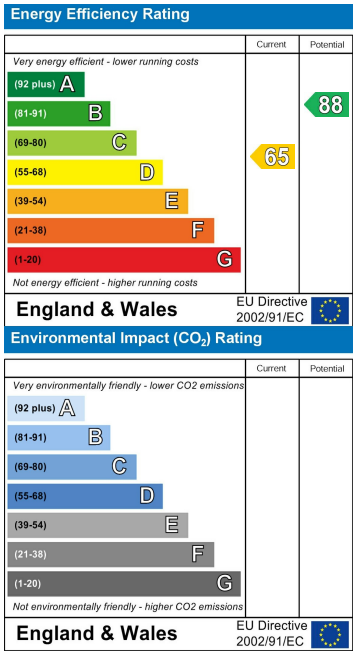
Council Tax
Erewash Borough Council Band B



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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