



Beech House, Beech Avenue,  
Breaston, Derbyshire  
DE72 3BJ

**£1,695,000 Freehold**



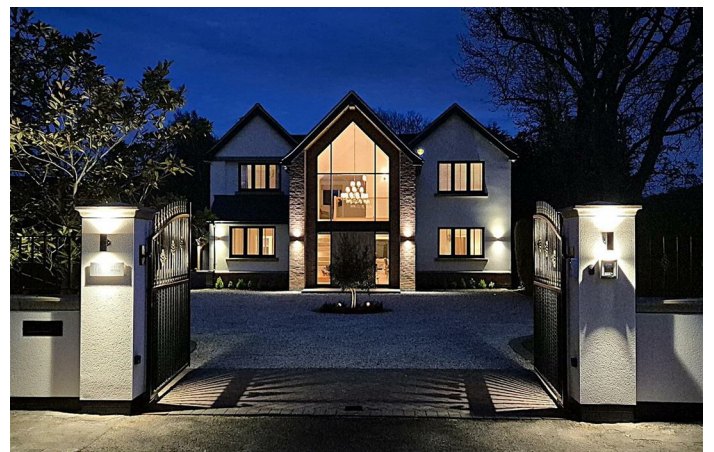


BEING SITUATED ON A QUIET ROAD WITHIN THE POPLAR ESTATE ON A PLOT IN EXCESS OF ½ OF AN ACRE, THIS COMPLETELY RE-DESIGNED AND EXTENDED PROPERTY NOW PROVIDES STUNNING OPEN PLAN GROUND FLOOR LIVING AREAS AND FIVE OR SIX BEDROOM ACCOMMODATION TOTALLING APPROX 4,000 SQ.FT. IN SIZE, EXCLUDING THE GARAGE AND OUTBUILDINGS.

Robert Ellis are pleased to be instructed to market this magnificent individual detached property which over the past 12 months has undergone a complete transformation in terms of the size and look of the property which is being sold with the benefit of NO UPWARD CHAIN. Interested parties who are looking for a large individual property in Breaston need to take a full inspection so they can see all that is included in this beautiful home for themselves. The property has an open plan layout to the ground floor with it being entered through double opening doors into an impressive entrance hallway, which in turn leads to the main living areas and there is a feature staircase with a glazed balustrade leading to the first floor where the landing has the balustrade continued from the stairs and has oak doors leading to the five double bedrooms, study and main bathroom. There are a total of five bathrooms/en-suites provided in the property, four of which have been recently re-fitted with high quality bath, showers and other sanitary ware and the exclusively fitted kitchen has high quality real wood Shaker units and several integrated appliances with there being a separate preparation room off the kitchen. Breaston is a most sought after village with Poplar Road in particular being a most desirable location with there being a number of local amenities and facilities including excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property has a most attractive double fronted appearance with a feature central apex window where double entrance doors enter into the spacious reception hallway which has a full height vaulted ceiling and a staircase with the glazed balustrade leading to the first floor. There is Italian porcelain tiling from Quorn Stone to most of the ground floor living accommodation with underfloor heating and the property is also double glazed throughout with aluminium powder coated windows at the front. In brief the accommodation includes the main reception hallway which leads into an inner hall which in turn takes you to an open plan dining area, off which there is a bar/entertainment area which has a quartz work surface and fitted storage units, the large lounge is positioned at the rear of the property and this room has bi-folding doors leading out to the private gardens and also has a media wall which incorporates a recess for a 55"/65" TV and has a British Fires feature log burning effect fire, the breakfast kitchen is positioned off the inner hall and this is exclusively fitted with painted wood Shaker style units and has integrated appliances, there is the preparation room off the kitchen, a utility room, a ground floor w.c. and a plant room. There is also a separate family/TV room on the ground floor which has the option to be used as a double guest bedroom as this room has an en-suite shower room/w.c. and a large shelved storage cupboard facility. To the first floor the spacious landing leads to the five double bedrooms, three of which have en-suite shower/bathrooms with the main bedroom having feature double opening, French doors and side panels with a Juliette balcony overlooking the private, Southerly facing rear garden. There is also the main bathroom which has been re-fitted and includes a mains flow shower system over the bath and the bespoke fitted study by Neville Johnson Furniture. Outside there are double opening wrought iron gates leading from Beech Avenue onto the driveway where there is off road parking for several vehicles and a block paved drive runs down the left hand side of the house to the newly constructed double garage. There are three patio areas at the rear of the house, a large lawned garden which is kept private by having established hedging to the boundaries and there is also a large wooden barn and adjoining shed which will remain at the property when it is sold.

Breaston has a number of local shops, schools for younger children, whilst there are both state and independent schools including The Elms and Trent College being only a short drive away in Long Eaton, there are also further shopping facilities found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, 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, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Double aluminium powder coated panelled front doors with brushed stainless steel fittings and double glazed aluminium powder coated windows with electrically operated blinds to either side and feature full height apex double glazed aluminium powder coated windows above leading into:

#### Reception Hall

33'10" x 13'1" approx (10.32m x 4.01m approx)

Stairs with a feature oak staircase with an oak hand rail and floating glazed balustrade and low level lighting leading to the first floor, Italian porcelain tiled flooring with underfloor heating which extends through all of the ground floor, feature vaulted ceiling to the entrance area of the hallway and recessed lighting to the ceiling as you walk through the hall.

#### Inner Hall, Bar and Dining Area

39'11" x 10'2" plus 13'4" x 14'0" (12.19m x 3.10m plus 4.08m x 4.29m)

From the dining area there are double glazed French doors with double glazed windows to the side and fitted electrically operated blinds leading out to the patio at the side of the property, in the bar area there is a fitted quartz surface with an integrated fridge which has an ice compartment and a Caple wine fridge, cupboards and drawers below, circular sink with cold water filter tap, display cabinets with glazed shelving and lighting and eye level wall cupboards above the bar area, antique mirror back plate to the wall and LED lighting to the plinth, recessed lighting to the ceiling, four wall lights and Italian porcelain tiled flooring from Quorn Stone with underfloor heating. There are four ceiling speakers in the dining area and an oak door leads into the utility room. There is an understairs storage cupboard where there is a second wall mounted electric consumer unit, cloaks hanging and lighting and feature Goodrich Woodpecker herringbone wood panelling to the lower part of one wall in the hall.

#### Lounge/Sitting Room

29'6 to 23' x 20'4 approx (8.99m to 7.01m x 6.20m approx)

The main lounge has an Origin five panel aluminium bi-folding door with fitted electrically operated blinds leading out to the Ca'Pietra Dorchester Sandstone patio at the rear of the house, two double glazed windows to the side, media wall with recess for a 55" or 65" screen, four display recesses with lighting and oak stripped wood panelling and a feature log burning electric fire below the TV recess which was fitted by The Fireplace Studio and is a British Fires New Forest 1600 fire, recessed lighting to the ceiling, four ceiling speakers, porcelain tiled flooring around the carpeted section with underfloor heating throughout the whole floor area.

#### Family/TV Room/Bedroom 6

12'4 x 11' approx (3.76m x 3.35m approx)

This ground floor room is positioned at the front of the house and has aluminium powder coated double glazed window to the front, Goodrich Woodpecker real oak herringbone flooring, two speakers to the ceiling, oak wall panelling and dark wood coloured storage units and TV aerial point and there are oak doors leading to both the built-in shelved storage cupboard and the en-suite shower room/w.c.

#### En-Suite Shower Room

The en-suite to this ground floor room means it can be used as an independent bedroom for an older family member or guest and has a large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to three walls with a shelved recess to one wall and a glazed protective screen, hand basin with mixer tap, tiled splashback and a mirror with ambient lighting to the wall above and a double cupboard beneath, low flush w.c., tiled flooring with underfloor heating, opaque double glazed window, recessed lighting and an extractor fan to the ceiling and a chrome ladder towel radiator.

#### Breakfast Kitchen

23'7" x 13'4" approx (7.19m x 4.07m approx)

The kitchen is entered from the inner hallway and has high quality white and contrasting sage green coloured painted real wood Shaker style units with LED lighting to the plinths, Caesarsstone work surfaces and high quality appliances. The abode sink has an insinkerator unit and a Quooker hot water tap and is set in a central island which has a Caesarsstone surface, seating at one side, an integrated dishwasher, cupboards, integrated recycling and waste bins and further cupboards to the side below the seating area. A Neff five ring induction hob is set in a work surface which extends along the length of one wall with there being an antique mirror back plate and a Bosch air circulator over the cooking area, there are cupboards, wide drawers including three cutlery drawer, two pull out shelved storage units with the Caesarsstone work surface extending along the wall with two further double cupboards and six wide drawers under, eye level wall cupboards with ambient lighting below, two Neff slide and hide self cleaning ovens, one being a steam oven with Neff warming drawers below, having cupboards above and below, full height larder shelved cupboards to either side of the ovens, full height integrated Bosch freezer and a full height integrated CDA larder fridge, recessed lighting to the ceiling, two speakers to the ceiling, Italian porcelain tiled flooring from Quorn Stone with underfloor heating, double opening, double glazed French doors with double glazed windows to either side having electrically operated blinds leading out to the patio at the rear of the house and there are two double glazed windows to the side.

#### Preparation Room

11'11" x 7'4" approx (3.65m x 2.24m approx)

The preparation room is positioned at the front of the house with a door leading into the main kitchen and is fitted with an abode sink with a pre-wash mixer tap with pull out hose set in an L shaped work surface with drawers, an integrated bin cupboard, cupboards and space for a dishwasher below, upright shelved storage cupboard, matching double eye level unit with lighting under, recessed lighting to the ceiling, double upright shelved cupboard with shelving and pull out drawers, aluminium powder coated double glazed window with a blind to the front and Italian porcelain tiled flooring from Quorn Stone with underfloor heating.

#### Utility Room

8'5 x 6'5 approx (2.57m x 1.96m approx)

The utility room has a sink with a mixer tap with a pull out hose set in a work surface with spaces for both an automatic washing machine and tumble dryer, double cupboard and drawer below, further work surface with storage space under, upright shelved cupboard with a cupboard above, wall mounted chrome drying rail, opaque double glazed window, Italian porcelain tiled flooring from Quorn Stone with underfloor heating, recessed lighting to the ceiling and an oak door leading to the ground floor w.c. and access to:

#### Plant Room

Having a newly fitted Ideal wall mounted boiler, a 330 litre hot water storage tank, wall mounted programmers, manifolds for the underfloor heating system, space for a large chest freezer and a wall mounted electric consumer unit.

#### Ground Floor w.c.

Having a low flush w.c., corner hand basin with mixer tap and a cupboard under, opaque double glazed window with a fitted blind, Italian porcelain tiled flooring with underfloor heating, recessed lighting and an extractor fan to the ceiling.

#### First Floor Landing

33' x 13'2 to 9'7 approx (10.06m x 4.01m to 2.92m approx)

The spacious landing has the feature oak and floating glazed balustrade continuing from the stairs onto the landing with an open aspect over the hallway and to the feature apex window at the front with a vaulted ceiling over the main hallway, two wall lights, double glazed window to the rear, two radiators, feature Goodrich Woodpecker herringbone wood panelling to the lower part of one wall which matches the panelling in the inner hallway to the ground floor, oak panelled doors to all the rooms off the landing, built-in storage cupboard, double doors leading to a further shelved storage cupboard and a hatch to the loft.

#### Bedroom 1

21'3" to 15'3" x 16'2" to 12'5" approx (6.50m to 4.66m x 4.93m to 3.81m approx)

Double glazed tilt and turn, double opening French doors with matching double glazed window to the sides having a Juliette balcony and custom made curtains, two double built-in storage cupboards, two radiator, wall lights to either side of the bed position, dividing wall by the bed head position to a dressing area where there are two built-in wardrobes which provide hanging space and shelving and both have double glazed windows and doors from the bedroom there is an oak door leading to:

#### En-Suite

The en-suite to the main bedroom has a stand alone bath with a floor mounted mixer tap and hand held shower, walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to two walls and glazed protective screen, low flush w.c. and a concealed cistern, double bowl sink with swan neck mixer taps, tiled splashback and floor mounted cupboards under with a mirror having ambient lighting to the wall above, four wall mounted mirror fronted cabinets with lights to either side, Velux window to the ceiling, panelling to one wall, feature radiator and a chrome ladder towel radiator and Woodpecker Herringbone luxury vinyl flooring.

#### Bedroom 2

15'3 x 12'4 approx (4.65m x 3.76m approx)

Aluminium powder coated double glazed window with fitted blind to the front, radiator, Goodrich Woodpecker herringbone real oak flooring and oak door leading to:

#### En-Suite

The newly fitted en-suite to the second bedroom has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls with a shelved recess to one wall, glazed protective screens, circular hand basin with a swan neck mixer tap set on a surface with a tiled splashback and double cupboard below and a mirror with ambient lighting to the wall above, low flush w.c. with a concealed cistern, feature vertical radiator, tiled flooring, recessed lighting to the ceiling, electric shaver point and an extractor fan.

#### Bedroom 3

12'2 x 10'4 approx (3.71m x 3.15m approx)

Double glazed window to the side, radiator, cornice to the wall and ceiling and an oak door leading to:

#### En-Suite

The en-suite is fully tiled and has a corner shower with a mains flow shower system, tiling to four walls and curved glazed doors and protective screens, pedestal wash hand basin with a mirror and lights to the wall above and a low flush w.c., feature radiator with a gold towel rail above, an extractor fan and Woodpecker luxury vinyl flooring.

#### Bedroom 4

15' x 11'4 approx (4.57m x 3.45m approx)

Aluminium powder coated double glazed window to the front and a double glazed window to the side, radiator and cornice to the wall and ceiling.

#### Bedroom 5/Gym

11'8" x 11'7" including wardrobes (3.58m x 3.55m including wardrobes)

Double glazed windows to the rear and side, radiator, cornice to the wall and ceiling, hatch to loft, two double built-in wardrobes with cupboards over and luxury Woodpecker vinyl flooring.

#### Bathroom

The main bathroom has also been re-fitted with a white suite including a panelled bath with swan neck mixer tap and hand held shower, mains flow shower over with tiling to three walls and a protective glazed screen, low flush w.c., circular hand basin set in a marble work surface with a swan neck tap, drawers under and a mirror with ambient lighting to the wall above, electric shaver point, feature radiator and a chrome ladder towel radiator, tiled flooring and a Velux window to the ceiling.

#### Study

10'8 plus window recess x 10'9 (3.25m plus window recess x 3.28m)

The study was fitted by Neville Johnson Furniture and has oak furniture including a desk with a CD storage rack and drawers below with further storage space underneath the desk, there is a four drawer fitted filing cabinet to one side of the desk and fitted full height shelving with cupboards below to a second wall, double glazed window to the side and a radiator.

#### Outside

At the front of the house there are double electrically operated, wrought iron gates with monocouche rendered walls with railings and external lighting to either side and these lead onto the Cotswold stone driveway which provides off road parking for several vehicles and has borders to the sides and to the left of the property there is a block paved driveway which runs down the side of the house where there is a car charging point and an established border with hedging to the side boundary and at the rear there is a block paved driveway, a walled Ca'Pietra Dorchester Sandstone patio at the rear of the property, a pathway takes you to a feature circular Ca'Pietra Dorchester Sandstone patio with established borders to the sides, there is a Ca'Pietra Dorchester Sandstone patio outside of the bi-folding doors from the lounge with the main garden being extensively lawned with established coniferous hedging/screening to the boundaries. There is a monkey puzzle tree, a cherry tree and various other trees around the garden and with the garden being Southerly facing it captures the sun during most of the day.

There is external lighting to the front, side and rear of the property, Millboard wall cladding to the rear walls and underside of the external front gable, there are also external power points to the front and rear and an outside water supply is provided.

#### Garage

24'11" x 19'8" approx (7.6m x 6m approx)

The recently constructed oak frame garage has larch cladding to the exterior sides, a natural slate roof with a clock tower positioned on the ridge of the roof, two folding electrically operated sectional doors to the front, a door to the side, power and lighting is provided in the garage, there is a storage area in the roof space and this large detached garage provides off road parking for two large vehicles and also has space for a workshop area/storage at the rear.

#### Barn/Store

23' x 10'9 approx (7.01m x 3.28m approx)

At the rear where the new garage is positioned there is an existing large wooden barn/store which has double doors to the front, a door to the rear and power and lighting is provided.

#### Shed

9'10 x 9'7 approx (3.00m x 2.92m approx)

To the right hand side of the wooden garage/store, there is a shed which has a veranda at the front and power and lighting is provided within the shed.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn right into Poplar Road and follow the road around to the left where Beech Avenue can be found on the right hand side.

7997AMMP

#### Council Tax

Erewash Borough Council Band G

#### Additional Information

Electricity – Mains supply

Water – Mains supply has been upgraded with a 32mm pipe install to improve pipe flow supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed – Superfast 1130mbps download and 104mbps upload

Phone Signal – Vodafone 4G

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

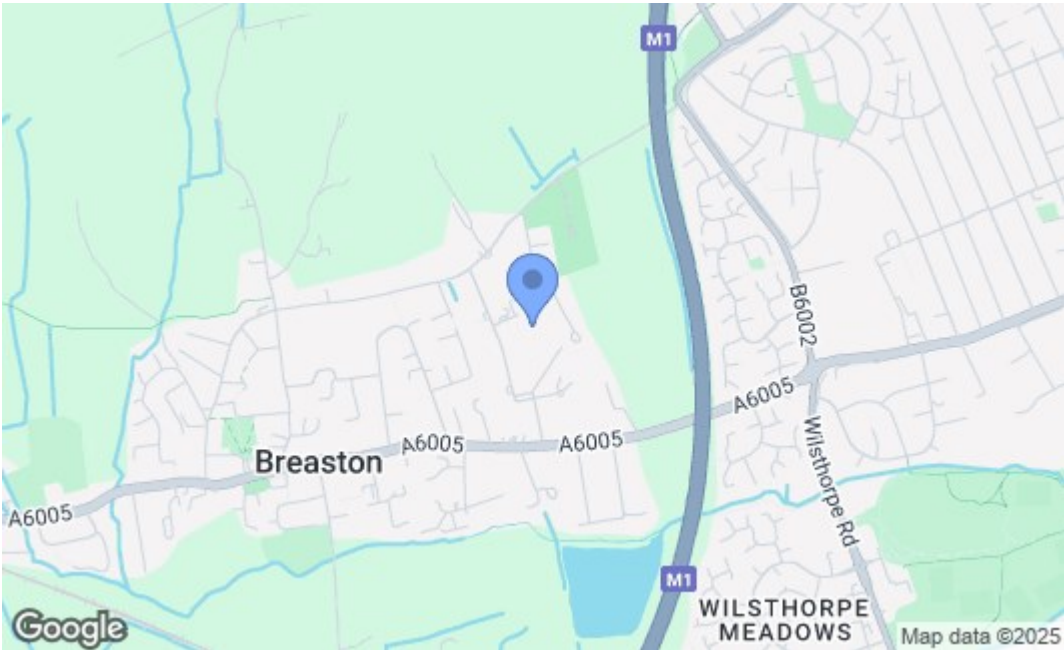
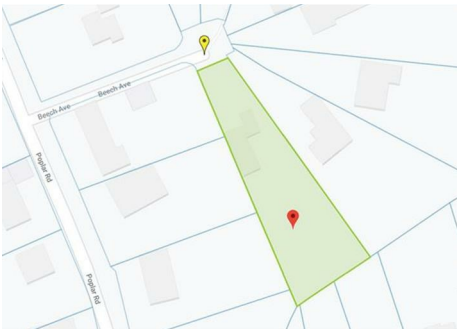
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

#### Agents Notes

The blinds can be operated via an app on your mobile phone, so timers can be organised for the blinds to open and close. Also the alarm and CCTV can be operated remotely via an app.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.