Robert Ellis

look no further...

Holmes Road,
Breaston, Derbyshire
DE72 3BT

£375,000 Freehold

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A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF BREASTON.

Robert Ellis are delighted to bring to the market a property which is approximately 30 years old and has only ever had one owner. The property is very well maintained and perfect for the growing family. The kitchen and dining room are currently separate but the wall could be taken down to make into an open plan breakfast kitchen which seems to be popular. For the full extent and quality of the accommodation that is included to be appreciated, we strongly recommend interested parties do take a full inspection where they will be able to see the size of the accommodation on offer.

The property is constructed of an attractive brick to the external elevation all under a pitched tiled roof and benefits from gas central heating, with the boiler having been replaced in 2022 and double glazing. In brief the accommodation comprises of an entrance hall, lounge with double doors to the dining room having sliding doors to the rear garden, door to a breakfast kitchen which leads to the utility and ground floor w.c. To the first floor there are four bedrooms, the master being of a good size and and having a larger than average en-suite, and the family bathroom. To the front of the property there is a driveway offering parking for at least 2 cars, garage and side access leading to the privately enclosed rear garden.

The property is within walking distance of the village centre where there are various shops, three local pubs, a bistro and various cafes. There are schools for younger children in Breaston, while Trent College and The Elms independent schools and excellent state schools for older children can be found in Long Eaton. Also in Long Eaton, there are Asda, Tesco and Aldi supermarkets as well as many other shops. Sports facilities, including several local golf courses and the West Park Leisure Centre and adjoining playing fields, are also within easy reach and there are walks in the surrounding picturesque countryside. The excellent transport links include Junction 25 of the M1, East Midlands Airport, train 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
Front entrance door, stairs to the first floor and door to:

Lounge
16'1 x 11'4 approx (4.90m x 3.45m approx)
Double glazed bay window to the front, two radiators, coving to the ceiling, gas fire with Adam style surround, TV point and double doors to:

Dining Room
9'9 x 8'7 approx (2.97m x 2.62m approx)
UPVC double glazed sliding doors to the rear and radiator.

Kitchen
10'2 x 9'3 approx (3.10m x 2.82m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, integrated Neff electric oven, Neff gas hob and cooker hood over, door to a large understairs storage cupboard, radiator and door to:

Utility Room
7'5 x 4'9 approx (2.26m x 1.45m approx)
Plumbing for an automatic washing machine, radiator, work surface, gas central heating boiler, rear exit door and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, radiator, splashbacks, and double glazed window to the side.

First Floor Landing
Access to the loft, radiator, door to cupboard housing the water tank with immersion heater and doors to:

Bedroom 1
11'6 x 12' approx (3.51m x 3.66m approx)
Built-in wardrobes, drawers and dressing table with drawers, double glazed window to the front, radiator, TV point and door to:

En-Suite
11'8 x 4'7 approx (3.56m x 1.40m approx)
Walk-in shower cubicle, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, extractor fan, two double glazed windows to the front, radiator, spotlights and door to a large storage cupboard.

Bedroom 2
10'4 x 8'4 approx (3.15m x 2.54m approx)
Double glazed window to the rear, radiator, built-in wardrobe and drawer unit.

Bedroom 3
7'2 x 7'8 approx (2.18m x 2.34m approx)
Double glazed window to the rear, radiator.

Bedroom 4
10'4 x 6'10 approx (3.15m x 2.08m approx)
Double glazed window to the rear, radiator, built-in wardrobe and dressing table with drawers.

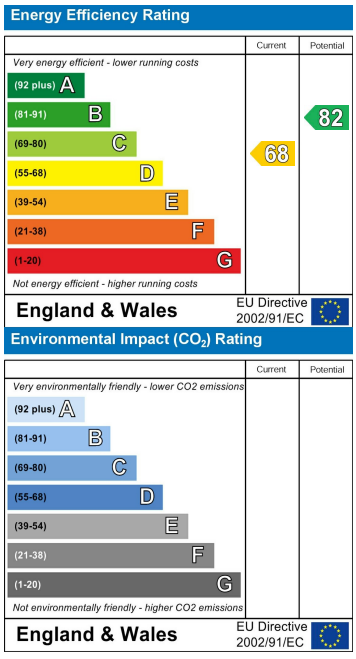
Bathroom
6'11 x 5'7 approx (2.11m x 1.70m approx)
A three piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c, part tiled walls, double glazed window to the side and radiator.

Outside
To the front of the property there is a tarmacadam driveway offering parking for two cars and a lawn with hedged and walled boundaries. There is access down the side through a gate to the privately enclosed rear garden with fenced boundaries. There is a patio area to the immediate rear leading to the lawn with borders full of mature shrubs and trees. There is an outside tap and there is access all the way around the property.

Garage
17'3 x 8'3 approx (5.26m x 2.51m approx)
Up and over door, light and power.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue past the village green taking the right hand turning into Stevens Lane. At the Y junction turn left into Holmes Road and proceed along where the property can be found on the right hand side.
7215AMEC

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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