Robert Ellis

look no further...

Gregory Avenue,
Breaston, Derbyshire
DE72 3DJ

£185,000 Freehold

THIS IS A TRADITIONAL SEMI DETACHED HOME WHICH IS NOW IN NEED OF A GENERAL UPGRADE PROGRAMME WITH THE HOUSE HAVING A BEAUTIFUL LOCATION BACKING ONTO OPEN FIELDS.

Robert Ellis are pleased to be instructed to market this traditional semi detached house which is now in need of being upgraded and also lends itself to being extended at the rear or to having the outbuildings to the side combined and incorporated within the living accommodation included in the property. 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 are able to see all that is included in the property for themselves. Breaston village is a most sought after location situated between Nottingham and Derby and offers a number of local amenities and facilities with those being found in Long Eaton only being a short drive away as are excellent transport links which include J25 of the M1, all of which have helped to make this such a popular and convenient place to live.

The property stands back from Gregory Avenue with parking and a garden at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation benefits from being most double glazed but there is no gas central heating which will need installing as part of the upgrade programme a new owner would want to carry out. The house is entered through a composite front door into the reception hall, off which there is a door taking you to the lounge, dining room and kitchen and from the kitchen there is a door leading into a rear hall and the internal outbuildings. To the first floor the landing leads to the three bedrooms, bathroom and the separate w.c. Outside there is a drive and garden at the front and a private garden to the rear which backs onto open countryside and as people will see when they view the property need some attention in terms of cutting back the grass and re-designing the garden.

Breaston has schools for younger children and a number of local shops, three pubs, a bistro restaurant and various coffee eateries whilst schools for older children and further shopping facilities including Asda, Tesco, Aldi and many other retail outlets can be found in nearby Long Eaton, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and as well as J25 of the M1, the 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.

Stylish composite front door with three inset leaded glazed panels leading to:

Reception Hall
Stairs leading to the first floor, double glazed window to the side, cupboard and storage space beneath the stairs, electric consumer unit and wood panelled doors to:

Lounge/Sitting Room
12'5" x 10'9" approx (3.8m x 3.3m approx)
Having a double glazed window to the front, TV point, five burner wall mounted gas fire and a pine door to:

Dining Room
9'2" x 8'10" approx (2.8m x 2.7m approx)
Having a double glazed window to the rear.

Kitchen
12'1" to 8'10" x 10'5" approx (3.7m to 2.7m x 3.2m approx)
The kitchen has a double glazed window to the rear, stainless steel sink with double cupboard under, work surface with drawers and space for an automatic washing machine below, space and plumbing for a gas cooker, space for a fridge/freezer and tiling to the walls by the cooking and work surface areas.

Pantry
The pantry has shelving and a double glazed window to the side.

Rear Hall
13'1" x 8'2" to 4'11" approx (4m x 2.5m to 1.5m approx)
The rear hall connects to the outbuilding and has doors to the front and rear. The rear hall and external store rooms and workshop provide the opportunity to be converted into further ground floor living accommodation as has been carried out in other similar properties in the immediate area.

Store 1
5'6" x 2'7" approx (1.7m x 0.8m approx)

Store 2
4'7" x 2'7" approx (1.4m x 0.8m approx)

Workshop
7'6" x 5'10" approx (2.3m x 1.8m approx)
Window to the rear and a light.

First Floor Landing
Opaque double glazed window to the side, airing/storage cupboard, hatch to loft and original panelled doors leading:

Bedroom 1
11'9" to 9'10" x 11'1" approx (3.6m to 3m x 3.4m approx)
Double glazed window to the front, fitted cupboard with shelved recess and tiled fire surround.

Bedroom 2
11'9" x 9'2" approx (3.6m x 2.8m approx)
Double glazed window overlooking the rear garden and open fields and a built-in storage cupboard/wardrobe.

Bedroom 3
9'10" to 6'6" x 7'10" approx (3m to 2m x 2.4m approx)
Double glazed window to the front and built-in cupboard.

Bathroom
The bathroom is fully tiled with a white suite including a panelled bath with chrome hand rails and a mixer tap, Mira shower over with a folding protective screen and pedestal wash hand basin, opaque double glazed window and tiled flooring.

Separate w.c.
Having a white low flush w.c. and an opaque double glazed window.

Outside
At the front of the property there is a drive and car standing which extends down the side of the house and at the front of the property there is a path to the front door and an established garden with hedging to the front boundary and fencing to the sides.

The rear garden is a good size and as people will see when they view the property needs some attention but provides an ideal opportunity to landscape a garden with there being a path running down the garden with lawned areas, fencing and coniferous trees to the left hand side, hedge and natural screening to the right and a hedge to the rear.

Directions
Proceed out of Long Eaton along Derby Road, across the island and into the centre of Breaston along Wilsthorpe Road, continue out along Draycott Road taking the right turn into Hills Road. Turn second right into Gregory Avenue where the property is located on the left hand side clearly identified by our for sale board.
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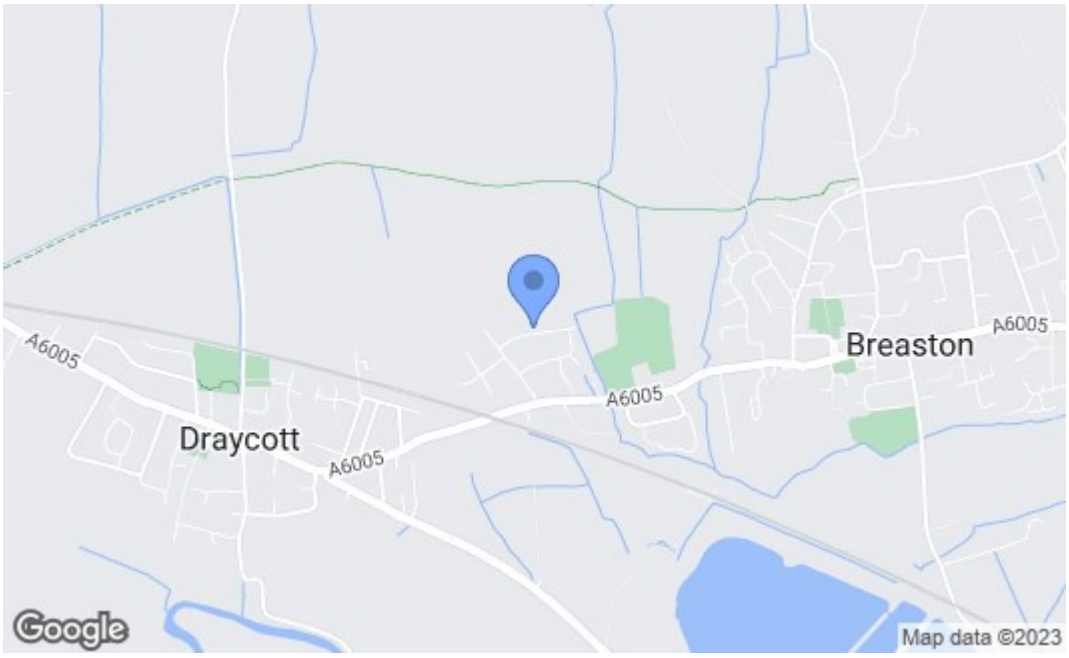
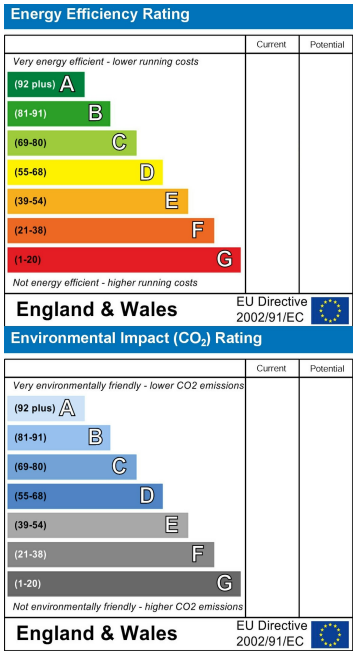
Council Tax
Erewash Borough Council Band B





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818