Robert Ellis

*look no further...*

Grange Avenue,
Breaston, Derbyshire
DE72 3BX

**£225,000 Freehold**

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A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A PRIVATE CUL-DE-SAC POSITION.

Robert Ellis are delighted to bring to the market this three bedroom semi detached property which has been extended to the ground floor to create a larger dining kitchen. The property is ready for a new owner to stamp their own mark on whilst being set in a cul-de-sac in the popular village of Breaston. Within easy reach of all the amenities and facilities provided by the village along with excellent transport links, all of which have helped to make this such a popular and convenient place for people to live. An early viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises an entrance hall, bay front living room, open plan extended dining kitchen with pantry providing further storage, inner lobby and ground floor bathroom. To the first floor there are three good size bedrooms. Outside there is a driveway to the front and enclosed landscaped garden to the rear incorporating a recently laid Indian sandstone paved patio area.

Breaston has schools for younger children and a number of local shops with schools for older children and Asda and Tesco superstores as well as many other retail outlets being found in nearby Long Eaton, there are a number of local pubs, restaurants and coffee eateries, healthcare and sports facilities including several local golf courses, walks in the surrounding countryside including Church Wilne and Dale Abbey and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby 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 Hallway
With UPVC double glazed door to the front, stairs to the first floor, wall mounted radiator, ceiling light point, panelled door to:

Living Room
13'7 x 12'5 approx (4.14m x 3.78m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, wall light point, Adam style feature fireplace incorporating wooden mantle, marble hearth and back panel with inset Living Flame gas fire, internal glazed French doors to:

Dining Kitchen

Dining Area
16'1 x 9'11 approx (4.90m x 3.02m approx)
UPVC double glazed window to the side, wall mounted radiator, ceiling light point, dado rail, understairs storage cupboard with UPVC double glazed window to the side, shelving, electric and gas meters and electrical consumer unit, open through to:

Kitchen
18'6 x 8'8 approx (5.64m x 2.64m approx)
Open plan living/dining kitchen with a range of matching wall and base units incorporating laminate work surface above, 1½ bowl sink with mixer tap over, integral oven with four ring electric hob over and built-in extractor hood above, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, space and point for free standing fridge freezer, tiled splashbacks, breakfast bar, UPVC double glazed windows to the side and rear, UPVC double glazed door to the garden at the rear. Panelled door to:

Inner Lobby
With shelving for further storage, panelled door toL

Bathroom
11'1 x 5'1 approx (3.38m x 1.55m approx)
UPVC double glazed window to the side, white three piece suite comprising panelled bath with electric Mira shower over, vanity wash hand basin, low flush w.c., tiling to the floor and walls, recessed spotligths to the ceiling, extractor fan, wall mounted radiator.

First Floor Landing
Loft access hatch, UPVC double glazed window to the side, wall mounted radiator and panelled doors to:

Bedroom 1
12'5 x 12' approx (3.78m x 3.66m approx)
UPVC double glazed window to the front, wall mounted radiator, built-in wardrobe over the stairs and ceiling light point.

Bedroom 2
13' x 9'4 approx (3.96m x 2.84m approx)
UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3
10'2 x 6'3 approx (3.10m x 1.91m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, laminate flooring, airing/storage cupboard housing the Worcester Bosch gas central heating boiler.

Outside
To the front of the property there is a double driveway providing ample off the road vehicle hard standing, pathway to the front entrance door and secure gated access to the enclosed garden at the rear. To the rear of the property there is a good size landscaped garden laid mainly to lawn, fencing to the boundaries, raised flower beds, mature shrubs and trees planted to the borders and Indian sandstone paved patio area.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Tum right into Stevens Lane and left into Grange Avenue where the property can be found as identified by our for sale board.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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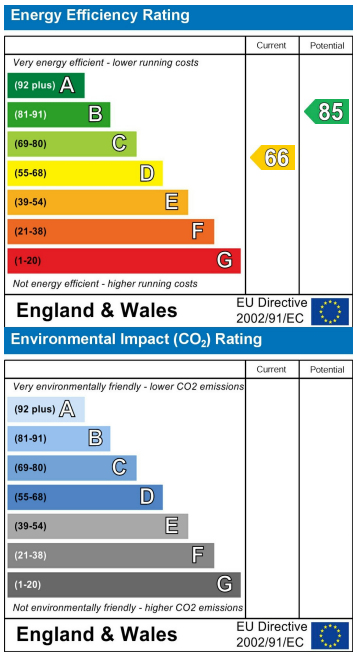


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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