Robert Ellis

look no further...

Belmont Avenue,
Breaston, Derbyshire
DE72 3AA

Price Guide £450-475,000

Freehold

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A THREE BEDROOM DETACHED BUNGALOW FOUND IN THIS MOST DESIRABLE VILLAGE LOCATION.

It provides Robert Ellis with immense pleasure to bring to the market this fantastic, deceptively spacious three bedroom detached bungalow in the desirable and popular residential location of Breaston. The property is a blank canvas and ideal for anyone looking to put their own stamp on a property and would be perfect for a family or someone looking to downsize. The property has generous rooms throughout and benefits from a garage, off street parking and a delightful rear garden. Situated in the heart of Breaston there is easy access to nearby towns and the M1 and A52 road networks for an easy commute to Nottingham and Derby. We believe this property will have a high level of interest due to its location and spacious accommodation on offer and an early bird viewing is recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and in brief the accommodation comprises of an entrance hall, spacious lounge with a delightful outlook to the rear, kitchen, three bedrooms, the master bedroom having fitted wardrobes, and a four piece bathroom suite. Outside to the front there are delightful planted beds which provide lots of privacy to the front as well as off street parking and access to the garage. To the rear the garden has great potential with a large patio area, planted and dug borders with miscellaneous shrubs, bushes and trees, a garden shed, pond and decorative gravelled stone.

Breaston village provides many local amenities and facilities including shops, pubs, restaurants and coffee shops, if required schools for younger children while those for older children can be found in nearby Long Eaton where there are also Asda and Tesco superstores and many other retail outlets, there are healthcare and sports facilities including 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
Front entrance door and window, doors to:

Lounge
21'1 x 13' approx (6.43m x 3.96m approx)
Found to the rear of the property with a double glazed window, patio doors to the rear garden, two radiators and feature fireplace with gas fire.

Dining Kitchen
Two double glazed windows to the rear overlooking the garden, wall and base units with free standing gas oven, sink with drainer, space for fridge freezer, tiled splashbacks, UPVC door to the side and two radiators.

Bedroom 1
15'8 x 11'2 approx (4.78m x 3.40m approx)
Fitted wardrobes, double glazed windows to the front and side and radiator.

Bedroom 2
13'9 x 8'2 approx (4.19m x 2.49m approx)
Double glazed window to the front and radiator.

Bedroom 3
12'6 x 7'4 approx (3.81m x 2.24m approx)
Double glazed window to the front and radiator.

Bathroom
9'6 x 7' approx (2.90m x 2.13m approx)
A four piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., shower enclosure, cushioned flooring, double glazed window to the side and radiator.

Separate w.c.
Low flush w.c., wash hand basin, cushioned flooring and double glazed window.

Outside
The property has great stance and curb appeal from the road, there is a delightful front garden with planted trees and bushes and this provides a good amount of privacy, there is a block paved driveway providing off the road parking for several vehicles and access to the integral garage. At the rear there is a private enclosed garden with delightful patio, planted trees and bushes, fenced and hedged boundaries, garden shed and decorative stones along the garden paths.

Garage
Up and over door to the front and side pedestrian door to the garden, power and light.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for 1/4 mile and turn right into Belmont Avenue and the property can be found on the left.
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GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.
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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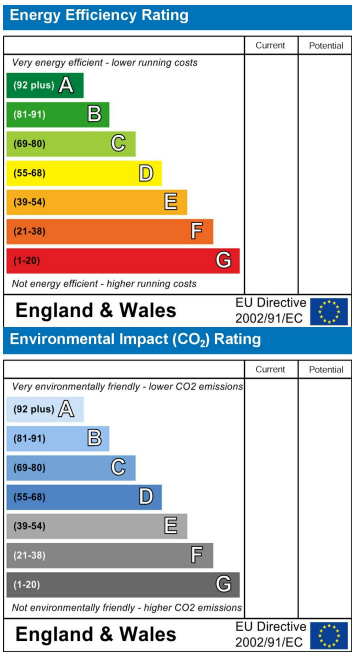

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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