

# Robert Ellis

*look no further...*



Woodland Avenue,  
Breaston, Derbyshire  
DE72 3AN

**£550,000 Freehold**

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A FINE EXAMPLE OF AN EDWARDIAN DETACHED HOUSE THAT IS LOCATED IN THE SOUGHT AFTER VILLAGE OF BREASTON. THE PROPERTY IS IMMACULATELY PRESENTED INTERNALLY AND EXTERNALLY AND HAS BEEN WELL MAINTAINED AND EXTENDED RESULTING IN A DESIRABLE FAMILY HOME.

The open storm porch has a door leading to the entrance hallway which features original Minton tiles, high ceilings, coving and stairs rising to the first floor. There are doors accessing the two reception rooms, kitchen and utility. Both receptions have modern sash windows and working fireplaces. The kitchen is modern fitted with integral appliances and door access to the orangery. The orangery opens to the garden with sliding patio doors and bi-folding doors and is a stand out feature this property. The utility is accessed from the entrance hallway and is a really practical space.

The bathroom has been extended and is spacious with a four piece suite, vaulted ceiling and enjoys views of the rear garden. The bedrooms are all double in size and there is a home office with a feature arched window. The garden to the rear is approximately 115 ft long and offers excellent privacy, is fully enclosed and has the wow factor.

Breaston is a sought after village and has a number of local amenities and facilities including shops in the village centre, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, schools for older children can be found within a few minutes drive in Long Eaton where there are also many other shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including several local golf courses, walks in the nearby open picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Open storm porch to the front with a feature arch and Minton tiles, outside light, half wood and obscure glazed door leading into:

### Entrance Hall

Ceiling spotlights, coving to ceiling, feature arch, dado rail, Minton tiles, hard wired smoke alarm sensor, radiator and stairs to the first floor. Doors to the living room, dining room, kitchen and utility.

### Utility

11'4" x 5'10" approx (3.47m x 1.79m approx)

With steps down from the hall, having ceiling spotlights, extractor fan, plumbing and space for a washing machine, space for a tall fridge freezer, radiator, tiled floor, cloaks area and understairs storage cupboard.

### Living Room

11'11" into recess x 12'5" approx (3.65m into recess x 3.8m approx)

Two UPVC double glazed sash windows to the front, cast iron style radiator, coving, picture rail, solid fuel fireplace with Adam style surround and tiled hearth.

### Dining Room

12'5" into recess x 12'5" approx (3.8m into recess x 3.8m approx)

Two UPVC double glazed sash windows to the front, picture rail, wood burning stove sat upon a stone hearth, recessed storage cupboard housing the electric consumer unit, radiator.

### Kitchen

11'2" x 10'7" approx (3.42m x 3.24m approx)

Ceiling spotlights, UPVC double glazed window overlooking the garden room, timber sash glazed door to the orangery, Shaker style kitchen with a mixer of wall, base and drawer units with compressed laminate work surfaces over with matching upstand and tiled splashbacks, inset sink with draining grooves, under cabinet lighting, USB sockets, cupboard housing the Viessmann combination boiler, integrated AEG fridge freezer, integrated AEG dishwasher, Range style gas cooker with hob and ovens and a grey feature column radiator.

### Orangery

9'11" x 15'4" approx (3.03m x 4.68m approx)

UPVC double glazed sliding patio doors to the side, aluminium bi-fold doors to the rear, porcelain floor tiles, wall mounted electric panel heater, ceiling spotlights, kitchen area with a composite work surface with base and wall units having a slim-line wine cooler, tiled splashback and curved unit.

### Half Landing

UPVC double glazed window to the rear, dado rail, door to:

### Bathroom

5'10" x 4'10" open to 8'6" x 6'5" (1.78m x 1.48m open to 2.6m x 1.98m)

Ceiling spotlights, UPVC double glazed windows to the rear and side, wall mounted extractor fan, vaulted ceiling, shower cubicle with mains fed shower having a rainwater shower head and hand held shower, glass screen and extractor fan, low flush w.c., floating sink with vanity cupboard and chrome mixer tap, wall mounted storage cupboard, Jacuzzi style bath with chrome mixer tap, underfloor electric heating, porcelain tiled walls and floor, chrome electric heated towel rail and a feature grey column radiator.

### First Floor Landing

Ceiling spotlights, hard wired smoke alarm sensor and doors to:

### Separate w.c.

4'1" x 3'2" approx (1.25m x 0.98m approx)

White two piece suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, obscure timber framed single glazed window to the rear, radiator.

### Bedroom 1

12'6" into recess x 12'5" approx (3.83m into recess x 3.79m approx)

UPVC double glazed sash window to the front, coving, wood effect laminate flooring, radiator, loft access hatch.

### Bedroom 2

11'10" into recess x 12'5" approx (3.61m into recess x 3.8m approx)

UPVC double glazed sash window to the front, coving, radiator.

### Bedroom 3

10'5" x 11'4" into recess (3.19m x 3.46m into recess)

UPVC double glazed window to the rear, coving, radiator.

### Office

8'2" x 3'10" approx (2.51m x 1.17m approx)

Feature UPVC double glazed arched window to the front and USB sockets.

### External Wet Room/w.c.

4'2" x 6'1" approx (1.28m x 1.86m approx)

Low flush w.c., wall mounted wash hand basin with black mixer shower, part tiled walls, triple glazed skylight, ceiling spotlights, extractor fan, heated towel rail and tiled floor.

### Garden Office

8'7" x 6'6" approx (2.63m x 1.99m approx)

Obscure UPVC double glazed French doors, UPVC double glazed window to the rear, tiled floor, USB sockets, Mirrorstone programmable electric column heater.

### Outside

114'9" approx (35m approx)

To the front of the property there is a low level wall with metal railings and gates providing access to the front door and down the side to the rear.

The rear garden has a paved patio seating area, chipped beds, central laid to lawn garden with mature borders having bushes and shrubs, log store, pond, raised beds having fruit trees and bushes, timber storage shed, greenhouse, gravelled path down the side, external water tap, lights and power. Gate providing access to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into Breaston, Woodland Avenue can be found as a turning on the left hand side.

9303MH

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 50mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

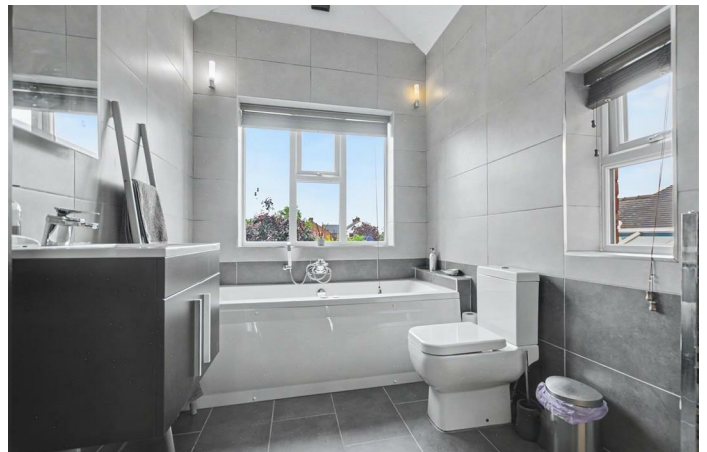
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                                                       | 66      | 80        |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| 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.