



Holmes Road,
Breaston, Derbyshire
DE72 3BT

£385,000 Freehold



THIS IS A GABLE FRONTED EXTENDED FOUR BEDROOM LINK DETACHED FAMILY HOME SITUATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Being located on Holmes Road, this extended property offers stunning ground floor living accommodation and four bedrooms and for the size of what has been created on the ground floor to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves. The property also has had the garage converted into an additional room and also has a shower room on the ground floor as well as the bathroom on the first floor. Breaston village is a most sought after village situated between Nottingham and Derby and has a number of local amenities and facilities and is also well positioned for quick access to excellent transport links, all of which have helped to make it a very convenient and popular place to live.

The property has a gable fronted appearance and is constructed of brick with render to the external elevations under a pitched tiled roof and the extended accommodation derives the benefits of having gas central heating and double glazing. Being entered through the stylish front door, the accommodation includes the reception hall, a large lounge/sitting room, from which double opening doors lead into the open plan living/dining kitchen which has an exclusively fitted and equipped kitchen area and the dining/sitting area, from which bi-fold doors lead out to the rear garden. There is a further sitting room positioned at the rear of the house which has French doors leading out to the rear garden, the ground floor shower room/w.c. and a utility room, from which a door leads to the garage/store. To the first floor the landing leads to the four bedrooms and the bathroom which has a bath and separate mains flow shower. Outside there is a Presscrete style driveway and parking area at the front and at the rear a private, South facing garden which includes a decked area leading onto a lawn, a slabbed patio with a raised bed and the garden is kept private by having fencing and brickwork to the boundaries.

Breaston has a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries, healthcare and sports facilities which include several local golf clubs, there are further shopping facilities and schools for older children found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets with the schools including Wilsthorpe Academy, Trent College and Friesland school at Sandiacre. There are also walks in the surrounding 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 porch with an outside light leading through a stylish composite front door with an ornate opaque inset panel to:

Reception Hall

Having a double glazed window to the front, stairs leading to the first floor, laminate flooring, dado rail to the walls, radiator, cornice to the wall and ceiling and a wall light.

Lounge/Sitting Room

16'5 plus bay x 11'8 approx (5.00m plus bay x 3.56m approx)

Double glazed box bay window and a second double glazed window to the front, coal effect gas fire set in a Minton style surround and hearth, cornice to the wall and ceiling, two radiators and from the lounge there are double opening doors with inset glazed panels leading to:

Dining/Living Kitchen

20'2 x 14'8 approx (6.15m x 4.47m approx)

This large open plan living space includes a kitchen area which has white gloss units with brushed stainless steel fittings and includes a sink with a mixer tap and a Neff induction hob set in a work surface which extends to three sides with there being a seating/eating area along the side of the central surface and there is an integrated dishwasher, cupboards and wide drawers below, Neff double oven with drawers below and a cupboard above, matching eye level wall cupboards and a hood and back plate to the cooking area, upright integrated fridge/freezer, upright shelved drinks/pantry cupboard with double cupboard below and a further upright shelved cupboard, recessed lighting to the ceiling, Karndean style flooring extending across the whole of this open plan living space and from the sitting/dining area there is a four door, double glazed bi-folding door system leading out to the rear garden, radiator and door leading to the utility room.

Sitting Room

14'9 to 12'2 x 7'1 approx (4.50m to 3.71m x 2.16m approx)

This additional ground floor room has double opening double glazed French doors leading out to the rear garden and a double glazed window to the rear, laminate flooring, recessed lighting to the ceiling and a feature vertical radiator.

Shower Room/w.c.

Having a large walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and tiled splashback and a mirror to the wall above, low flush w.c., tiled flooring, chrome ladder towel radiator and recessed lighting to the ceiling.

Utility Room

12'6 max x 7'4 to 2'8 approx (3.81m max x 2.24m to 0.81m approx)

The utility room has spaces for an automatic washing machine, tumble dryer and another appliance, shelving to two walls, wall mounted boiler, radiator, door with a window to the side leading into the garage/store, laminate flooring, recessed lighting to the ceiling and a door with inset glazed panels leading to the sitting room.

First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, hatch to loft, shelved airing/storage cupboard and cornice to the wall and ceiling.

Bedroom 1

11'10 x 8'7 approx (3.61m x 2.62m approx)

Double glazed window with a blind to the rear, radiator, double wardrobe with sliding doors providing hanging space and shelving.

Bedroom 2

10'11 x 8'7 approx (3.33m x 2.62m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bedroom 3

8'4 x 5'6 approx (2.54m x 1.68m approx)

Double glazed window to the front, radiator and a built-in cupboard over the bulk head of the stairs.

Bedroom 4

8'10 x 5'6 approx (2.69m x 1.68m approx)

Double glazed window with blind to the rear and a radiator.

Bathroom

The bathroom is fully tiled a curved bath with a mixer tap and hand rail, corner shower with a mains flow shower system, tiling to two walls, glazed sliding doors and protective screens, low flush w.c. with a concealed cistern and a shelf and double cupboard above, hand basin with a mixer tap with a double cupboard under and a mirror fronted cupboard to the wall above, chrome ladder towel radiator, opaque double glazed window with blind, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a Presscrete style driveway and off road parking area and a door leads into the garage/store on the left hand side of the house.

The rear garden is a lovely feature of this home and being South facing has a decked seating area to the immediate rear of the property which leads onto a lawn, slabbed patio/seating area with fitted seating and a raised bed, there is a wooden shed and the garden is kept private by having fencing and brickwork to the boundaries. There is outside lighting provided either side of the bi-folding doors and at the back of the house.

Garage/Store

13'2 x 7'4 approx (4.01m x 2.24m approx)

The garage/store is accessed from either the front of the property or the utility room and has a wooden door to the front, lighting and an external tap is provided and there is Presscrete style flooring in this area.

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 left hand side.

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 9mbps Superfast 65mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

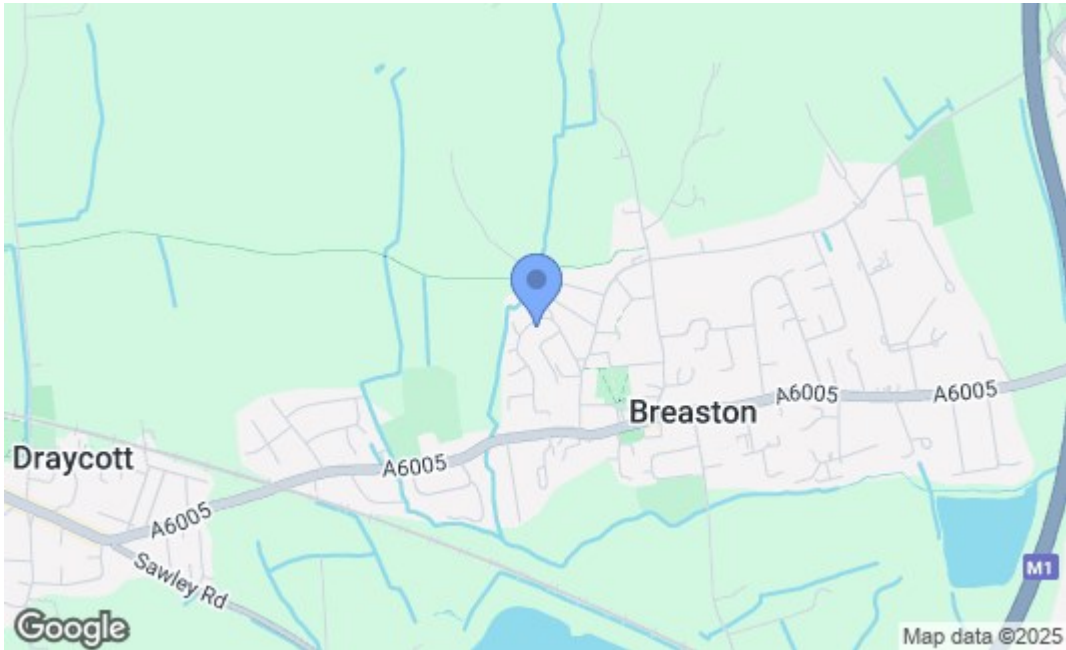
Flood Defenses – No

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.