



Woodland Avenue,  
Breaston, Derbyshire  
DE72 3AN

**£250,000 Freehold**



A WELL PRESENTED, EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH ENCLOSED REAR GARDEN SITUATED WITHIN AN AWARD WINNING VILLAGE.

Robert Ellis are delighted to market this superb two bedroom semi detached home. The property would be suitable for a range of buyers including a growing family, first time buyers and those looking to downsize alike. The property benefits from gas central heating and double glazing and is modern throughout, with an extension to the rear creating a larger living space. An enclosed rear garden with a patio area and path leading to the front that the current vendors will be finalising in the next few weeks.

In brief the property comprises of an entrance dining room with built-in storage cupboard, kitchen with integrated appliances and extended lounge with sky light that floods the room with natural light and overlooks the garden. To the first floor there are two double bedrooms and family bathroom suite. Outside there is gated access from the front into the enclosed garden where there is a lawn, wooden storage shed and patio to be finalised by the current vendors in the next few weeks.

Located in the popular residential and award winning village of Breaston, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby access to bus stops and major road links such as the M1, A52 and the A50. A viewing is essential to appreciate the property and location on offer.



## Lobby

UPVC double glazed door to the side, stairs to the first floor and doors to the dining room and kitchen.

## Dining Room

12'6 x 12'5 approx (3.81m x 3.78m approx)

UPVC double glazed window to the front, Amtico flooring, storage cupboard, radiator and spotlights.

## Kitchen

12'6 x 12' approx (3.81m x 3.66m approx)

UPVC double glazed window to the side, Amtico flooring, wall, base and drawer units with wood effect work surfaces over and matching splashbacks, inset sink and drainer with swan neck mixer tap, breakfast bar area with storage cupboards, Rangemaster cooker with splashback and extractor fan over, space for a fridge freezer, integrated wine cooler, integrated dishwasher, tiled flooring, radiator and spotlights.

## Lounge

11' x 17'6 approx (3.35m x 5.33m approx)

UPVC double glazed French doors to the rear, carpeted flooring, sky light, radiator, wall lights and ceiling light.

## First Floor Landing

With doors to:

### Bedroom 1

12'5 x 12'6 approx (3.78m x 3.81m approx)

UPVC double glazed window to the front, carpeted flooring, built-in storage cupboard and spotlights.

### Bedroom 2

12' x 8'3 approx (3.66m x 2.51m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

## Bathroom

3'3 x 8'4 approx (0.99m x 2.54m approx)

Obscure UPVC double glazed window to the side, tiled flooring, low flush w.c., pedestal wash hand basin, heated towel rail and spotlights.

## Outside

There is a wall to the front and side access via a gate into

the garden. To the rear there is an enclosed garden with lawn, patio area and wooden storage shed.

## Directions

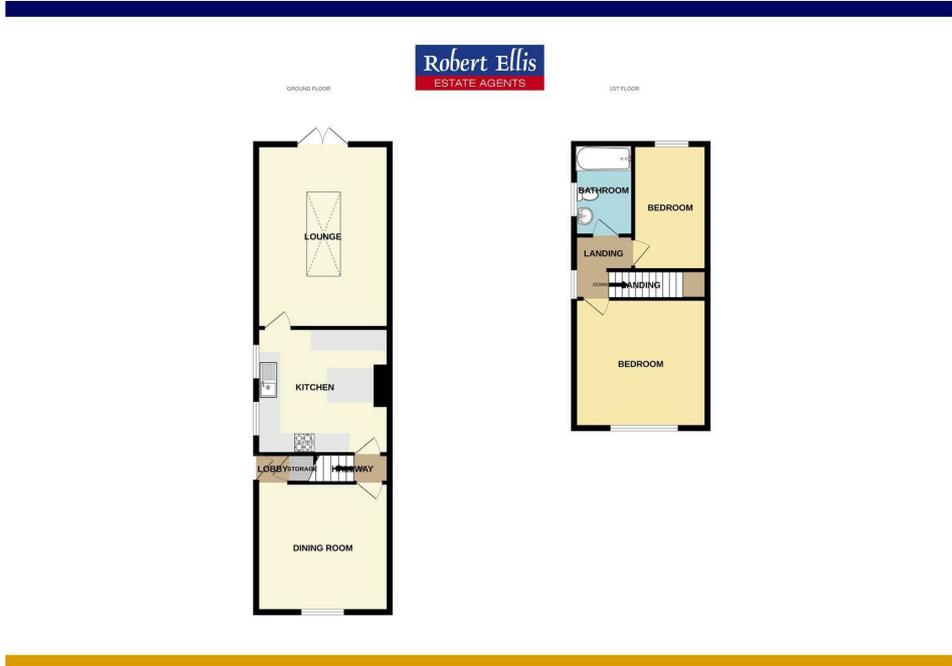
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into Breaston, Woodland Avenue can be found as a turning on the left hand side.

7656AMRS

## Council Tax

Erewash Borough Council Band B





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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.