Robert Ellis

look no further...

Belmont Avenue,
Breaston, Derbyshire
DE72 3AA

£585,000 Freehold

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THIS IS A RECENTLY CONSTRUCTED FOUR DOUBLE BEDROOM DETACHED PROPERTY SITUATED IN THIS MOST SOUGHT AFTER VILLAGE WHICH WE ARE SURE WILL APPEAL TO FAMILIES LOOKING FOR A PROPERTY IN THIS AREA.

Having been constructed within the past 10 years, this individual detached property offers a lovely family home which provides four double bedroom accommodation and an open plan living/dining kitchen area positioned at the rear of the house from which there are tri-folding doors leading out to the landscaped rear garden. For the full extent of the accommodation included and the privacy of the landscaped garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely family home for themselves. The property is only a few minutes walk away from the centre of Breaston where there are schools for younger children, various shops, pubs and coffee eateries while all the shopping facilities and schools for older children are only a short drive away in Long Eaton.

The property was constructed by a local builder and has an attractive facia brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating with under floor heating to the ground floor living space and double glazing throughout. In brief the accommodation which is entered through an open porch and stylish composite front door, includes an entrance hallway which has Karndean flooring extending into the living/dining kitchen which is positioned to the rear of the house and the kitchen area within this open plan space is exclusively fitted with soft closing handle-less cream units and has several integrated appliances, next to the kitchen area is the living/dining area from which there are tri-folding doors leading out to the rear garden and there is a separate utility room accessed from the kitchen. There is also a ground floor w.c. and to the first floor the spacious landing has a lightwell which floods natural light into the landing area, from which oak doors lead to the four double bedrooms, the main bedroom having a range of wardrobes and an en-suite shower room, the second bedroom also has a range of built-in wardrobes and the luxurious main bathroom has a separate shower as well as a bath. Outside there is the integral garage which has a roller electrically operated door at the front and an internal door leading into the hall, there is a wide resin drive at the front of the property which provides off road parking for a number of vehicles on the resin drive at the front and there is access down the right hand side of the property to the rear. The rear garden has been landscaped over recent years and is a lovely sunny garden with an Indian sandstone patio to the immediate rear of the property from which there is a path taking you to the second patio area where there is a summerhouse that will remain at the property when it is sold. There are brick edged lawns with borders and the garden is kept private by having fencing and brickwork to the boundaries.

As previously mentioned the property is within walking distance of the village centre where there are various shops, there are three local pubs, a Bistro restaurant and various coffee eateries, there are schools for younger children in Breaston while Trent College and The Elms independent schools and excellent state schools for older children can be found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are sports facilities including several local golf courses and the West Park Leisure Centre and adjoining playing fields is also within easy reach, there are 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 two inset opaque glazed panels to:

Reception Hall
The spacious reception hall has Karndean flooring with under floor heating and this extends into the living/dining kitchen which is positioned to the rear of the house, oak panelled doors leading to the lounge, living/dining kitchen, ground floor w.c., there is an internal door to the garage and recessed lighting to the ceiling.

Ground Floor w.c.
Having a white low flush w.c. with a concealed cistern, hand basin with a mixer tap, tiled splashback and cupboard under with a mirror to the wall above the sink postion, opaque double glazed window, X-pelair fan, recessed lighting to the ceiling and Karndean flooring with under floor heating.

Lounge/Sitting Room
11'9 plus bay x 11'5 approx (3.58m plus bay x 3.48m approx)
The lounge has a double glazed bay window to the front, carpeted flooring with under floor heating and recessed lighting to the ceiling.

Living/Dining Kitchen
25'6 x 18' reducing to 13'8 approx (7.77m x 5.49m reducing to 4.17m approx)
The kitchen area within this open plan living space is exclusively fitted with cream handle-less soft closing units and includes a 1½ bowl stainless steel sink with a mixer tap and a five ring Neff induction hob set in a work surface which extends to three sides and includes a breakfast bar/seating area, beneath the work surfaces there is an integrated dishwasher, extensive ranges of cupboards and drawers with two corner cupboards having fitted carousels, Neff double oven with drawers below and cupboards above, pull out racked pantry storage cupboard next to the oven, upright integrated fridge and freezer with a second pull out racked pantry/storage cupboard to one side, matching eye level wall cupboards and a hood over the cooking area, tiled walls to the work surface areas, double glazed window to the rear, recessed lighting to the ceiling, Karndean flooring with underfloor heating that extends into the utility room and the sitting/dining area within this open plan living space.

The dining/living area has a three door tri-folding system leading out to the private landscaped gardens to the rear, Karndean flooring with underfloor heating and recessed lighting to the ceiling.

Utility Room
The utility room is fitted with a stainless steel sink and mixer taps set in a work surface with space for both a tumble dryer and automatic washing machine and a cupboard below, eye level wall cupboards, composite door with two inset opaque glazed panels leading out to the side of the property, Karndean flooring with underfloor heating, recessed lighting to the ceiling and tiling to the walls by the work surface areas.

First Floor Landing
The spacious landing has a lightwell which allows natural light to flood into the landing area and there are oak panelled doors leading to the rooms off the landing, hatch to the loft, radiator, the balustrade continues from the stairs onto the landing and there is recessed lighting to the ceiling.

Bedroom 1
15'3 x 13'9 (4.65m x 4.19m)
Double glazed window to the front, two double built-in wardrobes, radiator, recessed lighting to the ceiling and an oak door to:

En-Suite Shower Room
The large en-suite shower room has a walk-in shower with a mains flow shower system, tiling to two walls and a sliding protective door with a glazed screen, hand basin having a mixer tap, tiled splashback, double cupboard under and a mirror to the wall above, low flush w.c. with a concealed cistern, chrome ladder heated towel radiator, Velux window to the ceiling providing natural light into the shower room, electric shaver point, X-pelair fan, recessed lighting to the ceiling and tiled flooring with underfloor heating.

Bedroom 2
11'5 plus wardrobes x 9'7 approx (3.48m plus wardrobes x 2.92m approx)
The second bedroom has a double glazed window to the front, a range of built-in wardrobes extending along one wall with sliding doors and have hanging space and shelving and a radiator.

Bedroom 3
11'4 x 10'9 approx (3.45m x 3.28m approx)
Double glazed window to the rear and a radiator.

Bedroom 4
13'6 x 11'5 approx (4.11m x 3.48m approx)
Double glazed window to the rear and a radiator.

Bathroom
The luxurious main bathroom main fully tiled and has a mirror inset to the wall by the sink area, the bathroom has a white suite which includes a panelled bath with chrome hand rails and a mixer tap, 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 sliding glazed door with a protective screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap set in a surface with cupboards and drawers below, chrome heated ladder towel radiator, opaque double glazed window, tiled flooring with underfloor heating, recessed lighting to the ceiling and an extractor fan.

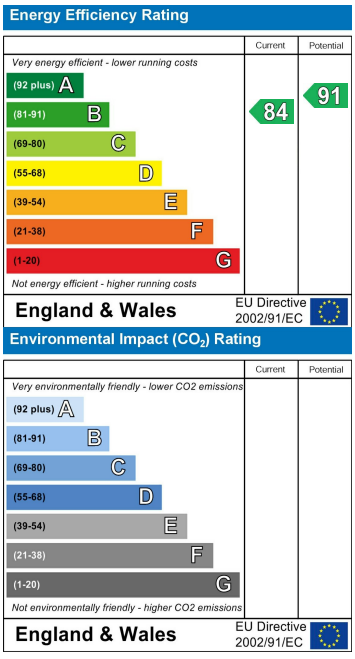
Outside
At the front of the property there is a wide resin driveway which provides off road parking for 2/3 vehicles and there is fencing to the right hand boundary and a wall with fencing to the left hand side. To the right of the property there is a gate which provides access along a path to the rear garden. There is outside lighting across the front and down the side of the property.

The rear garden has been recently landscaped and has an Indian sandstone patio running across the rear of the house with an Indian sandstone path leading down to a second patio area in front of the summerhouse which is positioned in the left hand corner of the rear garden and this will remain at the property when it is sold. Lawn with brick edged beds to the sides and the garden is kept private by having fencing to the side boundaries and brick work running along the rear boundary. There is outside lighting and an external water supply provided at the rear of the property.

Garage
16'4 x 8'5 approx (4.98m x 2.57m approx)
The integral garage has an electrically operated roller door at the front, a wall mounted Baxi boiler is housed in the garage, there is a wall mounted electric consumer unit, a cold water tap, power and lighting is provided and there is an internal door to the hall.

Directions
Proceed out of Long Eaton along Derby Road, continuing over the traffic island and over the motorway bridge into Breaston. Proceed onto Wilsthorpe Road into Breaston and Belmont Avenue can be found on the right hand side.
7129AMMP

Council Tax
Erewash Borough Council Band E



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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