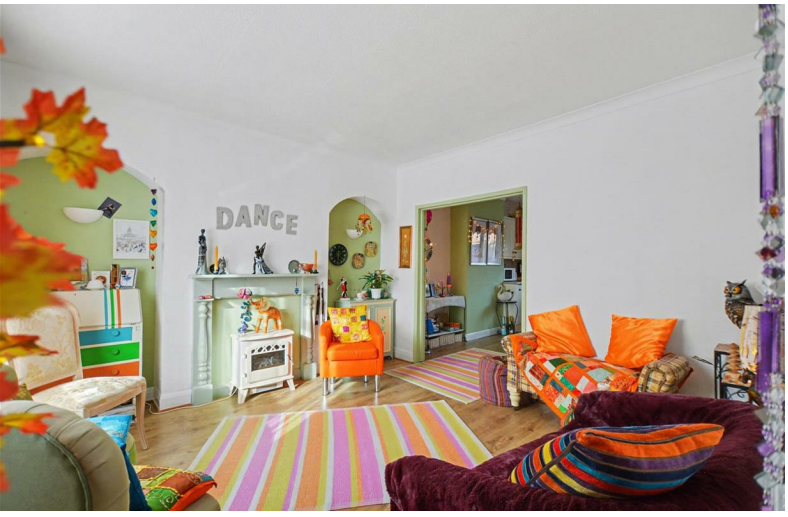
Robert Ellis

look no further...



Grange Avenue,
Breaston, Derbyshire
DE72 3BX

£250,000 Freehold

0115 946 1818

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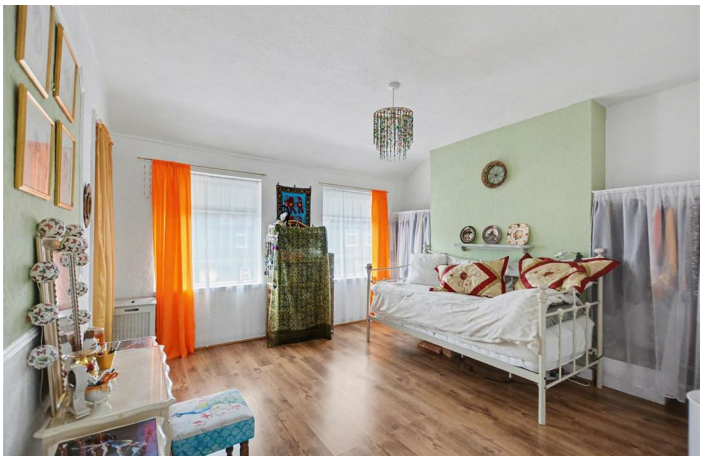
A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE THAT IS LOCATED ON A QUIET CUL DE SAC IN THE SOUGHT AFTER VILLAGE OF BREASTON.

This property is located in a desirable village and will appeal to first time buyers and down sizers. The entrance door opens into the property with stairs rising to the first floor and door opening to the living room. The living room is a good size and is light and airy and opens to the kitchen diner. The spacious kitchen diner has a fitted kitchen with appliances and door access to the rear and door to the useful ground floor cloakroom w.c. which has the wall mounted central heating boiler.

The first floor landing provides access to the two double size bedrooms and three piece bathroom. The garden to the rear is enclosed, offers low maintenance and has a wooden fence to the border. There is a driveway to the front with off road parking for approximately two vehicles.

The property is only a few minutes walk away from the centre of Breaston village where there are a number of local shops, various coffee eateries, there are three local pubs, a bistro restaurant and more shopping facilities can be found in nearby Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are walks in the surrounding picturesque countryside, healthcare and sports facilities which include several local golf courses and the excellent transport links include J25 of the M1 which is only a mile away, 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.



Entrance Hall
UPVC double glazed door with obscure light panels within, wood effect laminate flooring, stairs to the first floor, wall mounted electric panel heater, access to:

Living Room
12'3" x 11'10" approx (3.75m x 3.63m approx)
UPVC double glazed window to the front, wood effect laminate flooring, Adam style timber fireplace, radiator and open to:

Kitchen Diner
12'11" x 15'10" approx (3.94m x 4.83m approx)
UPVC double glazed windows to the side and rear, Shaker style wall, base and drawer units with laminate work surface over, tiled splashback, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, electric hob, integrated fridge, radiator, wood effect laminate flooring, plumbing and space for a washing machine, fully glazed door to the rear

Cloaks/w.c.
Two piece white suite comprising of a low flush w.c., wall mounted wash hand basin, wall mounted central heating boiler.

First Floor Landing
Obscure UPVC double glazed window to the side, radiator, wood effect laminate flooring and access to:

Bedroom 1
12'4" x 11'11" approx (3.78m x 3.64m approx)
Two UPVC double glazed windows to the front, radiator, wood effect laminate flooring and storage over the stairs.

Bedroom 2
13'0" x 9'4" approx (3.98m x 2.87m approx)
UPVC double glazed window to the rear, wood effect laminate flooring, radiator, dado rail and access hatch with ladder to the loft which is fully boarded and has a light.

Bathroom
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a corner bath, floating wash hand basin with mixer tap, low flush w.c., tiled walls and a radiator.

Outside
To the front of the property there is a block paved driveway providing off road parking for approx. two vehicles, gated access to the rear.

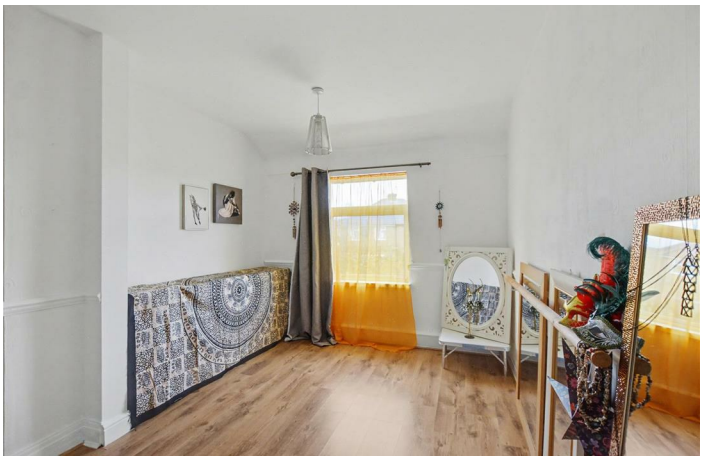
The rear garden is enclosed with fenced boundaries, low maintenance in design being fully paved and having an outside tap and a light.

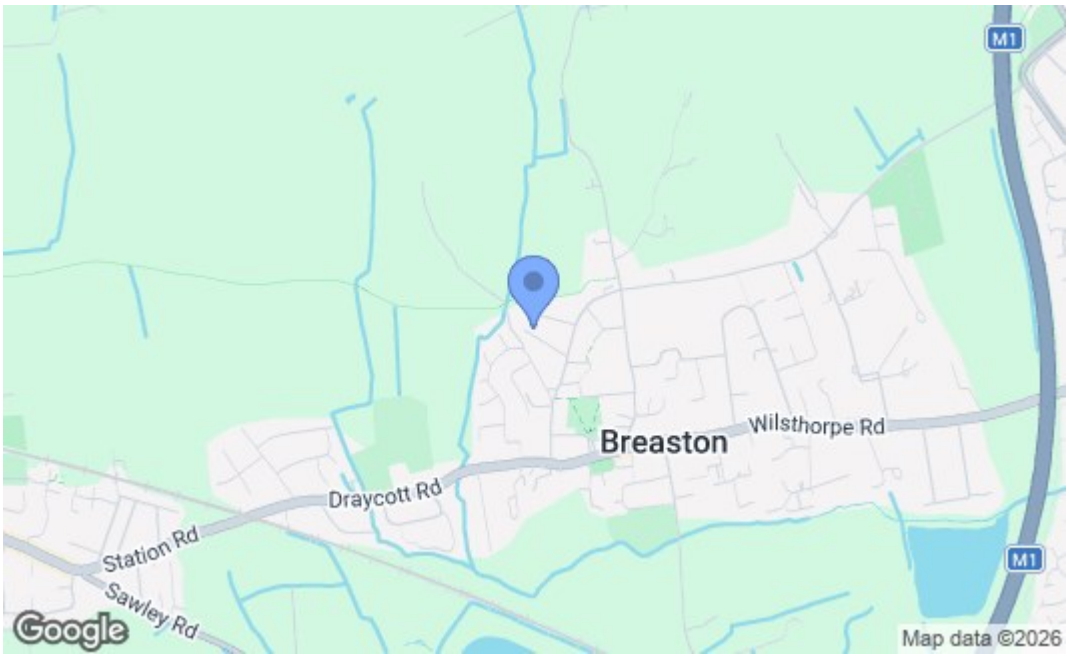
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Tum right into Stevens Lane and left into Grange Avenue.
9114MH

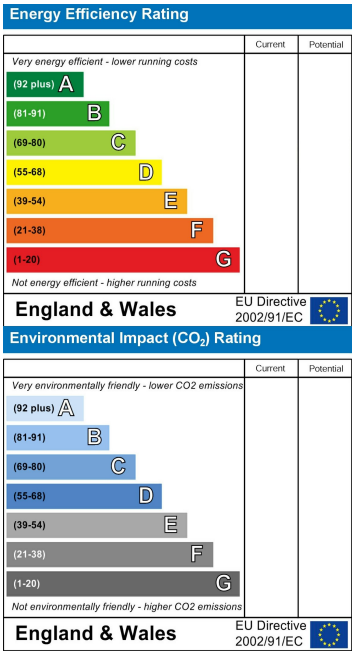
Agents Notes
The vendor is related to an employee of Robert Ellis.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 50mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02
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







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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