Robert Ellis

look no further. . .

Grange Avenue,
Breaston, Derbyshire
DE72 3BX

£245,000 Freehold

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THIS IS A TRADITIONAL SEMI DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS SOUGHT AFTER VILLAGE WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Standing back from the road with block paving at the front providing parking for two vehicles, this extended home provides lovely accommodation which we feel will suit a whole range of buyers from people purchasing their first property through to those who might be downsizing from a larger home and are in search of a property that they can move into without having to do any work whatsoever and is conveniently located for the amenities and facilities provided by this award winning village. Having been extended to the rear which has created a large living/dining kitchen with French doors taking you out to the rear garden, we recommend that interested parties do take a full inspection which will enable them to see the size of the accommodation included and the privacy of the South facing garden for themselves.

The property is constructed of brick to the external elevations, the front relieved by part rendering under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the property includes a reception hall leading to the lounge which is positioned at the front of the house and this has a feature fireplace with an Adam style surround and at the rear is the large dining/living kitchen with the sitting area of this room having a log burning stove incorporated in a brick chimney breast and the kitchen area is well fitted with wall and base cupboards and integrated appliances. There is also a most useful ground floor w.c. and a walk-in cloakroom which is where the boiler is housed and to the first floor there are the three bedrooms and the bathroom which includes a separate shower as well as a bath. Outside there is the block paved parking area at the front with the paving extending along the left hand side of the house which provides access to an entrance door at the side and through a gate to the South facing rear garden. At the rear of the house there is a patio with a path leading down to the bottom of the garden where there are two sheds which will remain at the property when it is sold, there is a lawn with established beds to the sides and the garden is kept private by having fencing to the boundaries.

Breaston village has a number of local shops including a Co-op store and schools for younger children with Asda and Tesco superstores and many other retail outlets as well as schools for older children being found in nearby Long Eaton which is only a short drive away, there are a number of pubs and restaurants, healthcare and sports facilities including several local golf courses, 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.

Reception Hall
UPVC front door with inset opaque glazed panel, stairs with balustrade leading to the first floor, radiator and laminate flooring.

Lounge/Sitting Room
12'6" x 12'5" approx (3.82m x 3.81m approx)
Double glazed window to the front, feature coal effect gas fire set in a wooden Adam style surround with an inset and hearth and a radiator.

Living/Dining Kitchen
15'10" reducing to 12'5" x 12'6" approx (4.84m reducing to 3.81m x 3.82m approx)
There is an extension to the rear of the property which has increased the dining/living kitchen space and in the dining/sitting area there is a log burning stove incorporated in a feature chimney breast with a tiled hearth, quality laminate flooring, double radiator and a half opaque double glazed door leading out to the side.

The kitchen is finished with wood grain effect work surfaces and brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap set in a work surface which extends to two walls and has ranges of cupboards, drawers and integrated washing machine below, four ring gas hob set in a second work surface with cupboards, drawers and Bosch oven below, integrated fridge and freezer, matching eye level wall cupboards, display cabinets and wine rack, tiling to the walls by the work surface areas, double glazed windows to the rear and side, double glazed French doors leading out to the South facing rear garden and tiled flooring.

Walk-in Cloakroom
The gas boiler is positioned on the wall in the cloakroom, there is shelving, coats hanging and tiled flooring.

Ground Floor w.c.
Having a white low flush w.c. and hand basin with mixer taps and cupboard under, radiator, tiled flooring, opaque double glazed window, electricity meter and consumer unit housed in a double eye level wall cupboard, tiled flooring and X-pelair fan.

First Floor Landing
Opaque double glazed window to the side, balustrade continued from the stairs onto the landing and hatch to loft.

Bedroom 1
13' x 9'4 approx (3.96m x 2.84m approx)
Double glazed window to the rear overlooking the garden and radiator.

Bedroom 2
12'9 x 9'6 reducing to 6'4 approx (3.89m x 2.90m reducing to 1.93m approx)
Double glazed window to the front and radiator.

Bedroom 3
9'8 x 6'3 plus area over the stairs approx (2.95m x 1.91m plus area over the stairs approx)
Double glazed window to the front, radiator, recess over the stairs which could become part of the bedroom or used for storage as it is currently with free standing shelving (not included in the sale).

Bathroom
10'7 x 6'7 approx (3.23m x 2.01m approx)
The bathroom is half tiled and has a white suite including a panelled bath, corner shower with mains flow shower system with tiling to two walls and curved doors and protective screens, low flush w.c. and hand basin with mixer tap and cupboards and drawers beneath, opaque double glazed window, tiled flooring, chrome heated ladder towel radiator and recessed lighting to the ceiling.

Outside
At the front of the property there is a block paved driveway which provides off the road parking for two vehicles and the block paving extends down the left hand side of the property with a path providing access to an entrance door at the side of the house and to a gate that leads to the rear garden. The rear garden is South facing and has a block paved patio extending across the rear of the house and there is a path leading to the bottom of the garden where there is a storage area behind the sheds. There is a lawn with a border to the left and a raised border to the right which is used for growing vegetables. There is a mature Willow tree at the bottom of the garden which provides privacy and shading and the garden is kept private by having fencing to three sides. There is an outside water supply and lighting provided. There will be two sheds left at the property, one of which has a power supply.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn right into Stevens Lane and left into Grange Avenue where the property can be found as identified by our for sale board.
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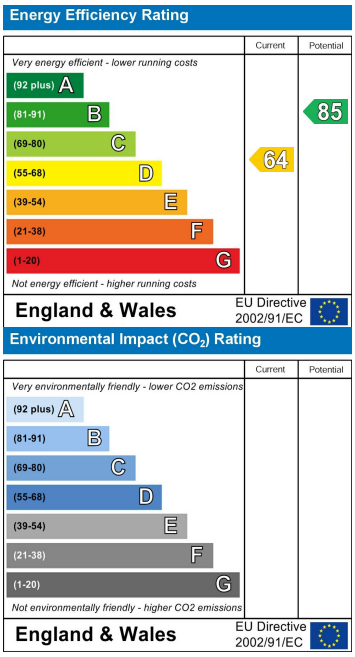

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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