



Woodland Avenue,
Breaston, Derbyshire
DE72 3AN

O/O £250,000 Freehold

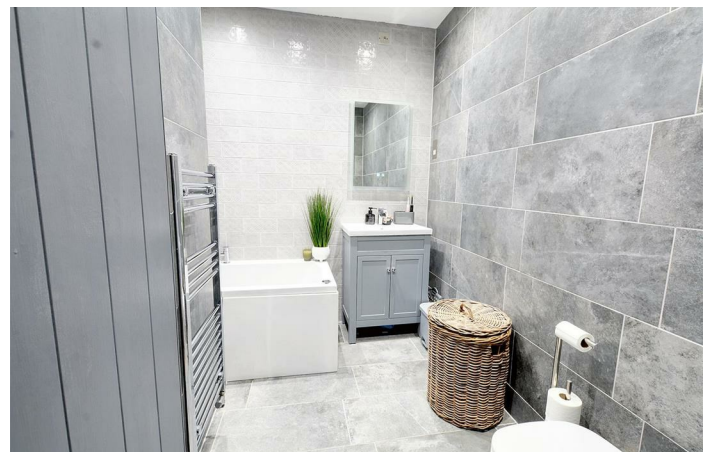


A TASTEFULLY FINISHED, TWO BEDROOM TRADITIONAL SEMI DETACHED HOUSE WHICH ALSO HAS A LARGE WOODEN BUILDING AT THE BOTTOM OF THE GARDEN WHICH COULD HAVE SEVERAL DIFFERENT USES.

Being located on Woodland Avenue, this traditional property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is conveniently located and easy to maintain. For the size of the accommodation, privacy of the rear garden and for the newly constructed building at the bottom of the 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 home for themselves.

The property is constructed of brick to the external elevations with render to the front, under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing throughout. Being entered through a stylish composite front door the house includes a reception hall which leads into the lounge/sitting room, with this room having a log burning stove incorporated in the chimney breast, a well fitted kitchen with wood grain finished wall and base units and off the kitchen there is a rear hall/utility area. To the first floor the landing leads to the two bedrooms and the luxurious fully tiled bathroom which has a white suite complete with a mains flow shower system over the spa bath. Outside is a slabbed area at the front which provides off road parking for two vehicles and a path leads to the main entrance door at the side and to a gate which takes you to the rear garden. The rear garden is extremely private and has lawned areas with borders, there is an outside w.c. next to the house, a large wooden shed and at the bottom of the garden there is a pebbled area which leads to the large wooden outbuilding (19' x 14') which is currently used as a bar/entertainment area, but could be a home office, gym, play room or something similar.

Breaston has a number of local amenities and facilities which includes various shops, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, Long Eaton is only a short drive away where there are Asda, Tesco and Aldi stores as well as many other retail outlets as well as schools for older children 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset leaded double glazed panels leading to:

Reception Hall

Quarry tiled flooring, electric consumer unit and meter housed in a storage space beneath the stairs and there is access from the hall to:

Lounge/Sitting Room

14'10" x 12' approx (4.52m x 3.66m approx)

Double glazed window with fitted blind to the front, log burning stove set in a chimney breast with a tiled hearth and wooden mantle, oak flooring, radiator and pine door leading to:

Inner Hall

Stairs with hand rail leading to the first floor and a pine door to:

Kitchen

12' x 9' approx (3.66m x 2.74m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring hob set in a work surface with cupboards, drawers, double oven and an AEG integrated dishwasher below, matching eye level wall cupboards, space for a large American fridge/freezer, hood and back plate to the cooking area, tiled walls to the work surface areas, double glazed window with fitted blind to the rear with a further double glazed window to the side, radiator, laminate flooring and a Georgian opaque glazed door leading to the rear hall/utility area.

Rear Hall/Utility

8' x 3' approx (2.44m x 0.91m approx)

Having a work surface with space and plumbing below for an automatic washing machine and a double cupboard above, radiator, laminate flooring and a half opaque double glazed door leading out to the side of the property.

First Floor Landing

Double glazed window to the side and pine panelled doors leading to the bedrooms and a panelled door to the bathroom.

Bedroom 1

12' to 11' x 11' to 9' approx (3.66m to 3.35m x 3.35m to 2.74m approx)

Double glazed window with a fitted blind to the front and a radiator.

Bedroom 2

12' x 9' to 8' approx (3.66m x 2.74m to 2.44m approx)

Double glazed window with a fitted blind to the rear and a further double glazed window to the side, radiator, hatch to the loft, double built-in wardrobe which houses the Worcester Bosch boiler and has shelving to one side.

Bathroom

The bathroom has been recently re-fitted and is fully tiled with a white suite including a spa bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, hand basin with a mixer tap and double cupboard beneath and a low flush w.c., tiled flooring, chrome ladder towel radiator, mirror with light to the wall above the sink, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a slabbed parking area which provides off road parking for two vehicles and there is a path to the left of the property which leads to the main front door and to a gate which provides access to the rear garden.

At the rear there is a concrete area with the path having lawns to the other side leading down to the bottom of the garden with the garden being kept private by having fencing to the side boundaries. At the bottom of the garden there is a pergola and trellis fencing which provides access to a pebbled area and this is where the large wooden outside building is located.

Outside w.c.

Having a white low flush w.c. and hand basin

Shed 1

11' x 5' approx (3.35m x 1.52m approx)

Metal Shed

6' x 4' approx (1.83m x 1.22m approx)

Wooden Outbuilding

19' x 14' approx (5.79m x 4.27m approx)

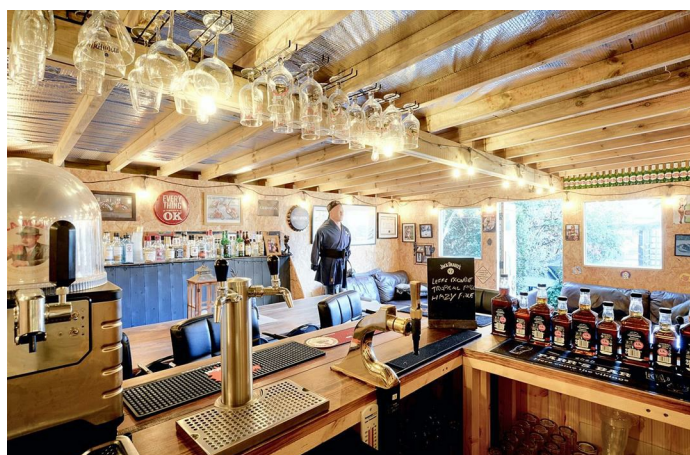
This large wooden building has recently been constructed and is positioned at the bottom of the garden and is currently set up as a bar and entertainment area with a bar, fitted seating to two walls with a large table which will remain at the property when it is sold. There is a door with an inset double glazed panel and two double glazed windows to the front, power points and lighting are provided and as people will see when they view the property, although this building is currently used as a bar/entertainment area, it could be a home office, gym, play room or simply used for storage.

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.
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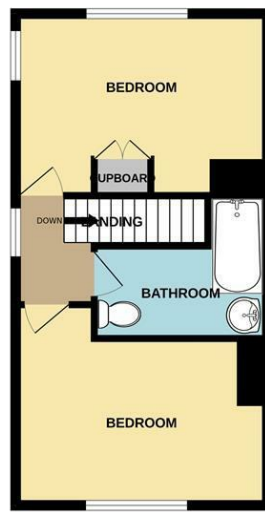
Council Tax

Erewash Borough Council Band B

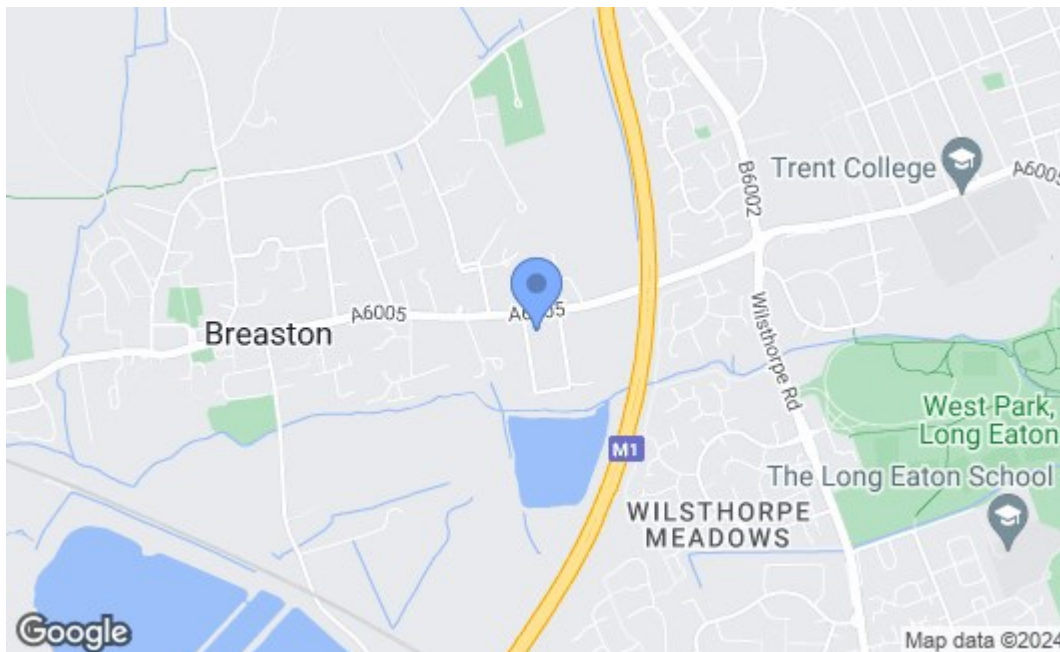


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.