Robert Ellis

look no further...

Grange Avenue,
Breaston, Derbyshire
DE72 3BX

£289,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this deceptively spacious and extremely well presented semi detached family home situated in the most desirable location of Breaston. The property has been modernised throughout and boasts generous size bedrooms along with off street parking. The property has been well cared for and looked after and is ready for immediate occupation and we strongly recommend that interested parties book an early bird viewing so they can see the whole property and garden for themselves. Ideal for the first time buyer or young family.

The property is constructed of brick to the external elevation all under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing and in brief comprises of an entrance hall with stairs to the first floor and access to the lounge which then flows through into the kitchen diner having a modern fitted kitchen and views over the rear garden. To the first floor there are three generous bedrooms and the family bathroom which has been tastefully finished. Outside to the front there is off street parking and to the rear there is a large garden that has been landscaped.

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.

Entrance Hall
UPVC double glazed door to the front, radiator, stairs to the first floor and access to:

Lounge
13'7 x 13' approx (4.14m x 3.96m approx)
Double glazed window to the front, radiator and bio-ethanol feature fireplace and sliding doors to:

Kitchen Diner
16'6 x 13'2 approx (5.03m x 4.01m approx)
The modern fitted kitchen is built by Wren and oozes quality and comprises of wall and base units with work surface over, composite sink and drainer, induction hob with extractor hood over, integrated 70/30 fridge freezer, electric oven and electric oven/microwave, feature wood flooring and splashbacks, double glazed window and patio doors to the rear, radiator.

Pantry/Storage
Currently being used as part utility with a washer dryer, ample storage space.

First Floor Landing
UPVC double glazed window, radiator, loft hatch to the boarded loft space and access to:

Bedroom 1
12'4 x 10'5 approx (3.76m x 3.18m approx)
Two UPVC double glazed windows to the front, radiator, access to overstairs wardrobe, decorative feature around the chimney breast utilising the space well to provide shelving.

Bedroom 2
9'10 x 9' approx (3.00m x 2.74m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
9'10 x 7'3 approx (3.00m x 2.21m approx)
UVPC double glazed window to the rear and radiator.

Bathroom
7'3 x 5'7 approx (2.21m x 1.70m approx)
Comprising of a panelled bath with mixer tap and rain water shower head over, chrome heated towel radiator, low flush w.c., wash hand basin inset into an antique sewing table, shaver point, extractor fan and part tiled walls with delightful contrast of grey grout.

Outside
The front has great stance and curb appeal from the road with off street parking for two cars, path providing access and planted borders to the left. The rear garden is a generous size with patio area having pergola over and in full bloom there is a lovely wysteria, lawned garden with decorative gravelled path leading to the rear where there is an inset trampoline, further planted borders and access to two sheds at the rear boundary. There is also an outside tap and power.

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.
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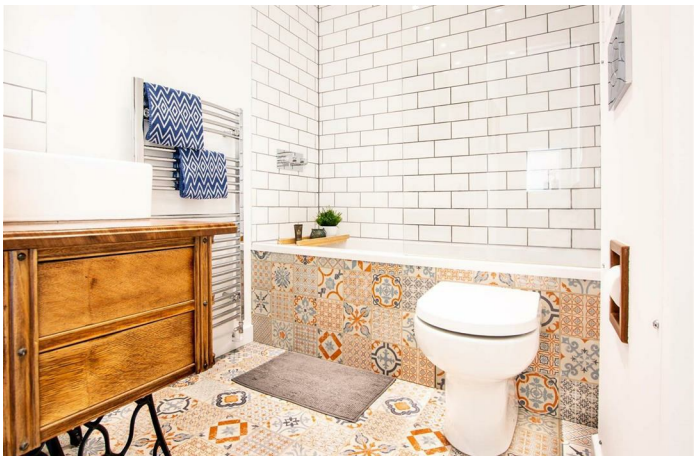

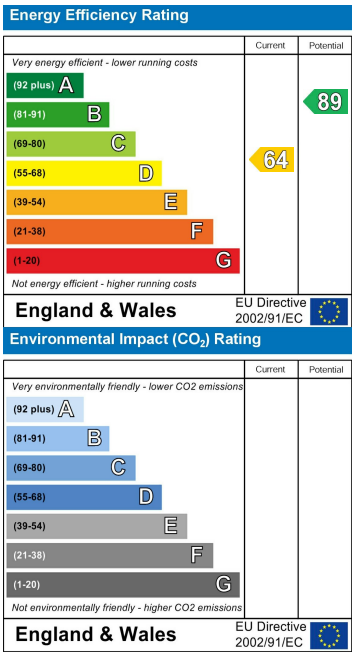

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818