



Hawthorn Avenue,  
Breaston, Derbyshire  
DE72 3BL

**£825,000 Freehold**



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF BREASTON.

It indeed gives Robert Ellis with immense pleasure to be instructed to place this individual property on to the market which is situated in one of the prime residential areas between Nottingham and Derby in the Poplar Avenue area of Breaston. It is very rare that a property becomes available for sale in this area and we are therefore very pleased to be able to offer this four double bedroom detached property which provides spacious accommodation which is arranged on two levels on what is a plot which extends to approximately 1/3 of an acre in size. For the extent and the quality of the accommodation to be appreciated we therefore strongly recommend that all interested parties do make a full inspection whereupon they will see all that is included for themselves.

The property was significantly altered and extended by the current owners and so provides ideal family accommodation. Being double glazing and benefiting from gas central heating the spacious accommodation includes a large reception hall which in turn leads into the main lounge/sitting room which overlooks the front garden, dining room, breakfast room, fully fitted and equipped re-fitted kitchen which in turn leads onto the large conservatory which connects the property to the main garden area at the rear. On the ground floor there is also a master bedroom suite which has its own shower and dressing room en-suite, a further bathroom, utility/laundry room and a further ground floor w.c. To the first floor there are three double bedrooms, one of which has its own large shower room en-suite and then the main bathroom which since being originally included in the property has hardly been used. Outside there is a very large detached brick garage positioned at the rear of the property which as well as garaging for at least two vehicles provides extremely good external storage in its roof space as well as the main garage area. The gardens are lawned at the front with there being a block paved drive and car standing area which leads down the right hand side of the property to the garage. To the left hand side the block paving continues and provides a wide path which also leads to the gardens at the rear. The rear gardens are extremely large with there being a private patio area to the immediate rear of the property which in turn leads onto the lawned garden which has beds and natural screening to the sides and is not overlooked from any of the adjoining properties.

Hawthorne Avenue is a very private cul-de-sac situated in the heart of the Poplar Avenue area of Breaston and is therefore very well positioned to provide easy access to the amenities and facilities found in Breaston village as well as all those provided by Long Eaton which is literally only a few minutes driving distance away. These include the Asda and Tesco superstores and numerous other retail outlets, schools for all ages including the Trent College and The Elms independent schools, health care and sports facilities including the West Park Leisure Centre and several local golf courses, walks in the surrounding picturesque countryside and excellent transport links including J25 of the M1, the Long Eaton and East Midlands Parkway Stations and the A52 and other main roads which provide easy access to both Nottingham and Derby.



## Porch

Open porch with two stained glass leaded panels to side and tiled flooring and hard wood front door with stained glass double glazed leaded panels inset with a matching side panel.

## Reception Hall

Double glazed window to side, stairs with feature spindle wooden balustrade leading to the first floor with large double storage cupboard beneath which houses the gas central heating boiler, double radiator, cornice to the wall and ceiling, wall lights, archway leading to inner hall and cloaks cupboard.

## Lounge

23'4 x 15'5 reducing to 10'10 approx (7.11m x 4.70m reducing to 3.30m approx)  
Double glazed leaded bay window to the front and a further double glazed window to the side, feature coal effect gas fire set in a brick surround with hearth, two double radiators, four wall lights and an archway dividing this room so there is a separate sitting area within if this is required.

## Dining Room

12'6 x 11'8 approx (3.81m x 3.56m approx)  
Double glazed leaded window to the front, double radiator, cornice to the wall and ceiling and two wall lights.

## Breakfast Room

10'10 x 10'10 approx (3.30m x 3.30m approx)  
[3.3m (10ft 10in) x 3.3m (10ft 10in) approx] double glazed window to the side, hard wood door leading out to the side, cornice to the wall and ceiling, half glazed internal door leading through into the reception hall and tiled flooring which runs through into the kitchen.

## Kitchen

10'10 x 9'10 approx (3.30m x 3.00m approx)  
Wall, base and drawer units with work surface over, inset 1 1/2 bowl sink and drainer with mixer tap over, built-in fridge, eye level Neff double oven induction hob with extractor hood over, built-in dishwasher, tiled floor, composite rear exit door, coving to ceiling, two radiators, double doors to conservatory and UPVC double glazed windows to the rear and side.

## Conservatory

23'4 x 12'6 approx (7.11m x 3.81m approx)  
Double opening doors to gardens and double glazed windows to two sides, tiled flooring and wall mounted heater.

## Utility Room

Having a stainless steel sink with mixer taps set in a work surface with double cupboard and drawer and space for an automatic washing machine and tumble dryer beneath, space for an upright fridge freezer, tiled flooring, double radiator, cornice to the wall and ceiling and glazed door leading through into the conservatory.

## Ground Floor Bathroom

This room is half tiled and has a white suite including a panelled bath with chrome hand rails and mixer tap with shower attachment, hand basin with mixer taps and double cupboard below and a low flush w.c. Heated chrome towel rail, tiled flooring, opaque double glazed window, cornice to the wall and ceiling and recessed spotlights to the ceiling.

## Ground Floor w.c.

Having a low flush w.c., tiled floor and extractor fan.

## Bedroom 1

16'1 x 10'10 approx (4.90m x 3.30m approx)  
Double glazed bay window to the side, double radiator, cornice to the wall and ceiling, fitted dressing table with drawers under and two wall lights.

## En Suite Shower

10'8 x 9'10 approx (3.25m x 3.00m approx)  
With a tiled shower cubicle with mains shower, toilet with concealed cistern and hand basin with double vanity cupboard beneath, two display cabinets with central mirror and light by the sink area, three double built-in wardrobes extending along one wall, double radiator, cornice to the wall and ceiling, opaque double glazed window, walls tiled to the sink areas and Kamdean style flooring.

## First Floor Landing

All the doors leading off the landing are mahogany hard wood which helps to show the high quality of the conversion that was carried out some years back, double glazed window to the side, cornice to the wall and ceiling and radiator.

## Bedroom 2

16'1 x 15'11 approx (4.90m x 4.85m approx)  
Double glazed leaded window to the front, double radiator, range of fitted wardrobes and suit hanging wardrobe/cupboard with shelving to one wall and double radiator.

## En-Suite

15'11 x 9'6 approx (4.85m x 2.90m approx)  
With a double shower cubicle with Mira shower, low flush w.c. with concealed cistern, hand basin with mixer taps and cupboard and drawers beneath, opaque double glazed window, tiled walls by the sink area, heated towel rail, vanity surface with cupboards and drawers below, double radiator, electric shaver point and X-pelair fan.

## Bedroom 3

14'5 x 12' approx (4.39m x 3.66m approx)  
Double glazed leaded window to front and double radiator.

## Bedroom 4

12'8 x 9'6 approx (3.86m x 2.90m approx)  
Two Velux windows to the ceiling and double radiator.

## Bathroom

The bathroom has hardly been used since being originally installed into the property and has a corner bath with mixer taps and tiled splashbacks, two hand basins set in vanity surface with cupboards under, low flush w.c. with hidden cistern, double storage cupboard, opaque double glazed window and two heated towel rails.

## Outside

The property stands back from Hawthorne Avenue and there is a good size lawned area at the front and a block paved driveway which provides car standing and leads down the right hand side to the garage at the rear and to the left hand side there is a further wide path which also leads down the side of the property to the rear garden. The rear garden is large and has a patio to the immediate rear of the property which leads onto the main lawned area which has beds and natural screening to the sides. There is an outside water supply and lighting.

## Garage

The garage is brick built and has a pitched tiled roof with an automatic roller entrance door and personal entrance to the side, two leaded double glazed windows to the side, power and lighting, excellent storage space to the roof void where there is also lighting.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Take the right hand turning into Poplar Avenue and at the end of the road take the right hand turning into Hawthorne Avenue.  
7164AMEC

## Council Tax

Erewash Borough Council Band E





3 SHAWTHORPE AVENUE, BREASTON  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, ceilings, rooms and other areas shown are approximate and no responsibility is taken for any errors or omissions in the drawings. It is the purchaser's responsibility to check the actual measurements of each room prior to purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or life span.  
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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			
		64	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.