



Grosvenor Avenue,  
Breaston, Derbyshire  
DE72 3AB

**£325,000 Freehold**





A TRADITIONAL THREE BEDROOM DETACHED HOME OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a family home which is located in the heart of Breaston village. The property also benefits from a detached garage which has been converted into an office/beauty room with a separate w.c. which is perfect for those now having to work from home. There is some cosmetic upgrade that will be needed to be done to the property however you could move in whilst doing this work. The property has been extended and offers a utility room off the kitchen and a spacious bathroom with a free standing bath as well as a separate shower cubicle. The property is well placed for easy access to all the local amenities and facilities provided by Breaston which includes local shops and schools for younger children and to all those found in Long Eaton which is a few minutes drive away, all of which have helped to make this a very popular and convenient place for people to live. We strongly all interested parties take a full inspection in order to see the extent of the accommodation on offer.

This traditional property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises a spacious entrance hall which has engineered oak floor that extends across the ground floor living space. There are two reception rooms, conservatory, kitchen and utility. To the first floor there are three very good size bedrooms and a large bathroom. Outside there is a block paved driveway offering parking for at least two cars and side access leading to the privately enclosed rear garden with a detached garage offering storage and as previously mentioned has been converted into an office/beauty room with a separate w.c.

Breaston provides a number of local amenities and facilities including a Co-op, butchers, farm shop, post office, chemist and doctors , schools for younger children, pubs which include The Navigation which is a stones throw away from the property as well as coffee shops and restaurants, while larger shops including the Tesco and Asda superstores can be found in nearby Long Eaton as can both state and independent schools for older children, there are healthcare and sports facilities including several local golf courses, various walks in the almost adjacent open countryside and excellent transport links which 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.



### Porch

Open porch with front entrance door having matching windows to:

### Reception Hall

Stairs to the first floor with cupboard under, radiator, engineered wood flooring and door to:

### Lounge

12'10" x 11'11" approx (3.91m x 3.63m approx)

Double glazed bay window to the front, gas fire with Adam style surround, TV point, engineered wood floor and double doors to:

### Dining Room

12' x 11' approx (3.66m x 3.35m approx)

TV point, engineered wood floor, double glazed sliding doors to the conservatory and radiator.

### Kitchen

10' x 6'8" approx (3.05m x 2.03m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, built-in oven, hob and extractor hood over, gas central heating boiler, engineered wood floor, recessed lighting, double glazed window to the rear and arch to:

### Utility Room

7'3" x 5'6" approx (2.21m x 1.68m approx)

Wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, splashbacks, appliances space, plumbing for automatic washing machine, engineered wood floor, double glazed window to the rear and rear exit door.

### Conservatory

10' x 7' approx (3.05m x 2.13m approx)

Double glazed French doors leading out to the rear garden, double glazed windows to the rear and side, tiled floor.

### First Floor Landing

Double glazed window to the side, access to the loft, radiator and doors to:

### Bedroom 1

12'11" x 11'2" approx (3.94m x 3.40m approx)

Double glazed window to the rear, radiator.

### Bedroom 2

13'3" x 12' approx (4.04m x 3.66m approx)

Double glazed bay window to the front and radiator.

### Bedroom 3

8'1" x 7'6" approx (2.46m x 2.29m approx)

Double glazed window to the front and radiator.

### Bathroom

A four piece suite comprising half wood panelling to the lower section of the walls, suite comprising a roll top bath, two pedestal wash hand basins, low flush w.c., separate shower with mains flow shower system and sliding door with screen, recessed spotlights to the ceiling, tiled floor, radiator and opaque double glazed window to the rear.

### Outside

To the front of the property there is a block paved driveway offering car standing for two vehicles, privately enclosed with a hedged boundary. To the side there is a secure gate leading to the rear garden. There is a patio area to the immediate rear which leads to the lawn having borders full of shrubs and flowers. At the bottom of the garden there is an additional patio area and the garden is South facing. The garden is privately enclosed with fenced boundaries and there is an outside tap.

### Garage

18' x 8' approx (5.49m x 2.44m approx)

Storage to the front. To the rear there is a separate door leading you to a hallway and door to an additional room having been plastered, laminate flooring, sink, recessed lighting and window. There is also a separate w.c. with a low flush w.c., wash hand basin, tiled splashbacks, recessed lighting and window.

### Directions

Proceed out of Long Eaton along Derby Road continuing into the village of Breaston. Take the right hand turning into Belmont Avenue and Grosvenor Avenue can be found as the first turning on the right.

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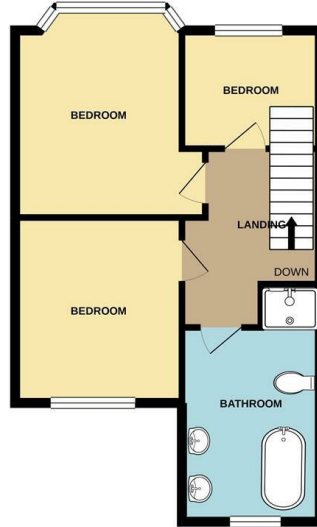




GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



14 GROSVENOR AVENUE, BREASTON  
TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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	

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