

Richmond Avenue,  
Breaston, Derbyshire  
DE72 3AP

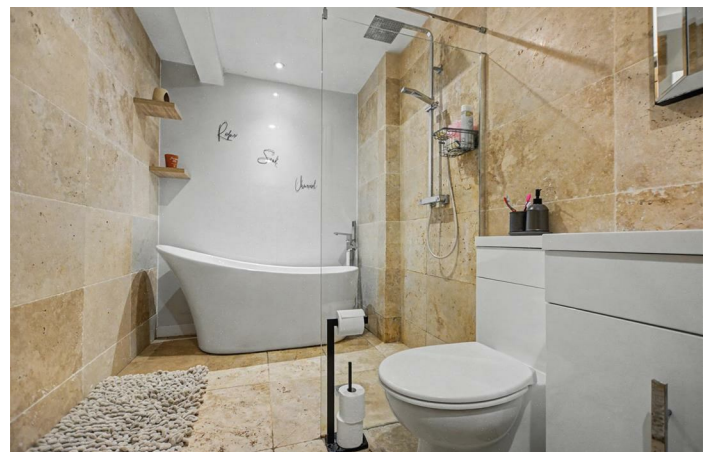
**£425,000 Freehold**



A DETACHED BUNGALOW IN BREASTON THAT IS MODERN THROUGHOUT AND OFFERS VERSATILE ACCOMMODATION TO A VARIETY OF BUYERS.

Robert Ellis are delighted to market this spacious bungalow that is well presented throughout and located on a quiet cul de sac in a sought after location. There is an open storm porch on the side elevation with entrance door opening into the hallway. The separate lounge provides additional space for relaxing and has a window overlooking the front. The kitchen and dining area promote open plan living with a modern fitted kitchen with integral appliances, breakfast bar, underfloor heating and bi folding doors opening to the rear garden. There is a utility room which is accessed off the kitchen, has plumbing for a washing machine and the central heating boiler. There are four good sized bedrooms, the master is large and has the potential to add an en suite if required. The family sized wet room has a four piece suite including a freestanding bath, shower area and underfloor heating. To the front of the property there is a driveway providing off road parking for multiple vehicles. The enclosed rear garden offers excellent privacy, has a central laid to lawn area and a garden room that could be used as a home office.

Breaston village has a number of local amenities and facilities including several local shops, schools for younger children, three local pubs, a bistro restaurant and various coffee eateries with further shopping facilities and schools for older children being found in Long Eaton where there are Asda, Teso and Aldi stores as well as many other retail outlets, there are 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 towns and cities.



### Porch

Open storm porch with a light, composite entrance door to the side with UPVC double glazed obscure light panels within leading into:

### Entrance Hallway

Wood effect laminate flooring, radiator, access to the loft which is part boarded and has a light, oak doors to the living room, kitchen and wet room.

### Lounge

11'10" x 11'10" approx (3.63m x 3.62m approx)  
UPVC double glazed windows to the front and side, radiator.

### Dining Area

9'10" x 15'9" max (3.01m x 4.81m max )  
Continuation of the wood effect laminate flooring, ceiling spotlights and bi-fold double glazed doors to the rear, matching wall and base units to the kitchen with wood effect laminate work surface over, integrated full height fridge and full height freezer, underfloor heating, radiator.

### Kitchen Area

10'5" x 8'0" approx (3.2m x 2.45m approx)  
Ceiling spotlights, mix of handle-less wall, base and drawer units with wood effect laminate work surface over, composite 1½ bowl sink and drainer with chrome mixer tap, induction hob with extractor over, integrated double electric oven, integrated dishwasher, integrated wine cooler, wood effect laminate flooring and splashbacks, breakfast bar with matching units and work surface. Door to utility room and open to:

### Utility Room

8'3" x 8'2" approx (2.53m x 2.5m approx)  
UPVC double glazed window to the rear, continuation of the wood effect laminate flooring, wall mounted central heating boiler, ceiling spotlights, mix of wall and base units with laminate work surface over, plumbing and space for a washing machine, space for a tall fridge freezer, radiator, oak door with frosted light panels.

### Inner Hall

Ceiling spotlights, radiator and oak doors leading to:

### Bedroom 1

12'0" x 17'1" approx (3.67m x 5.22m approx)  
UPVC double glazed window to the front, ceiling spotlights, built-in wardrobes with shelving and hanging, radiator.

### Bedroom 2

12'1" x 11'6" approx (3.69m x 3.53m approx)  
Ceiling spotlights, UPVC double glazed window to the front, radiator.

### Bedroom 3

12'5" into bay x 11'0" approx (3.81m into bay x 3.36m approx)  
UPVC double glazed bay window to the side, built-in storage cupboards into the chimney recesses with doors and shelves, radiator.

### Bedroom 4

11'10" x 8'5" approx (3.63m x 2.58m approx)  
UPVC double glazed window to the side, radiator.

### Wet Room

11'9" x 6'5" approx (3.6m x 1.96m approx)  
Ceiling spotlights, concealed low flush w.c., vanity wash hand basin with chrome mixer tap, free standing bath with aqua board splashbacks, mains fed shower with a rainwater shower head and hand held shower with screen, tiled floor with underfloor heating and tiled splashbacks, chrome heated towel rail.

### Outside

To the front of the property there is a driveway providing ample off road parking for several vehicles, pebbled area and a wall to the border. Gated access to the rear.

To the rear there is a paved patio area, decked seating area, lawned garden with fencing to the borders, external lighting.

### Garden Office

9'4" x 8'3" approx (2.87m x 2.52m approx)  
Brick construction with a flat roof, UPVC double glazed French doors, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After the motorway bridge turn right into Richmond Avenue and the property can be found as identified by our for sale board.

### Council Tax

Erewash Borough Council Band D

### Additional Information

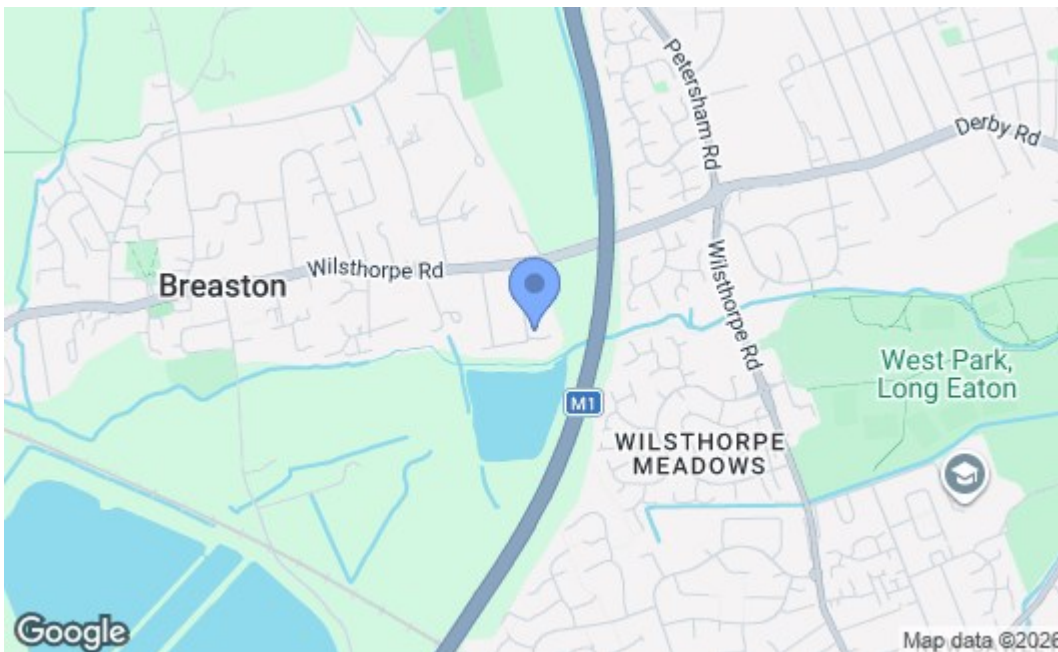
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 6mbps Superfast 57mbps Ultrafast 1000mbps  
Phone Signal – EE, Three, O2, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR



While 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 not 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. Made with Metropix G2020



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			
<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.