Robert Ellis

look no further...

Hind Avenue,
Breaston, Derbyshire
DE72 3DG

£220,000 Freehold

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THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE OUTSKIRTS OF BREASTON VILLAGE, WHICH IS NOW IN NEED OF A GENERAL UPDATE AND REFURBISHMENT PROGRAMME.

Being located on Hind Avenue, this traditional three bedroom property is now being sold with the benefit of NO UPWARD CHAIN. The property provides the potential for a new owner to stamp their mark on their next property and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is only a short distance away from the centre of Breaston village where there are a number local shops and other facilities and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having double glazing, but there is currently no central heating. Being entered through the front door, the accommodation includes a reception hall with Georgian glazed doors leading to the lounge and to the kitchen which is fitted with wood finished wall and base units and has an adjoining dining area. From the kitchen there is a door leading into an enclosed covered porch/rear hall which connects to a store, w.c. and workshop/utility room and all these areas could be combined to provide additional enlarged living accommodation as has happened in other similar properties in the area. To the first floor the landing leads to three bedrooms, bathroom and a separate w.c. Outside there is a paved and pebbled area at the front which could be changed into a drive and provide off road parking for the property and at the rear there is a good size, mature garden with patios, lawn and good quality fencing to the side boundaries.

As mentioned, Breaston has a number of local shops, there are schools for younger children and further shopping facilities and schools for older children being found in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Co-op convenience store, three local pubs, a bistro reader want and several coffee eateries in Breaston, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the 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.

Porch
Open porch with a pitched roof leading through a UPVC panelled front door into:

Reception Hall
Stairs with a balustrade and a wooden hand rail with a cupboard under where the gas meter is housed leading to the first floor, opaque double glazed window to the side, wall mounted Baxi Brazilla gas heater, cornice to the wall and ceiling and Georgian glazed doors leading to the lounge and kitchen.

Lounge
12'5 x 12'6 to 11' approx (3.78m x 3.81m to 3.35m approx)
Double glazed leaded window to the front, coal effect gas fire (not tested) set on a feature stone chimney breast with a quarry tiled hearth, cornice to the wall and ceiling and a Georgian glazed door leading into:

Dining Area
9'3 x 9'2 approx (2.82m x 2.79m approx)
Having a double glazed window overlooking the rear garden, there is a walk-through into the breakfast kitchen and a four burner gas fire (not tested) set on a plinth.

Kitchen
10'4 x 8'10 to 12'2 approx (3.15m x 2.69m to 3.71m approx)
The kitchen is fitted with oak finished units and has a 1½ bowl sink set in an L shaped work surface which extends into a breakfast bar and has cupboards, drawers and space for an automatic washing machine below, space and plumbing for an upright gas cooker, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the rear, opaque double glazed window to the side, a UPVC panelled door leading into the rear porch area and there is a walk-in shelved pantry with an opaque double glazed window to the side.

Note: The kitchen and dining area could be easily be combined to create more of a living dining kitchen.

Rear Porch
The rear porch has a UPVC panelled door leading out to the front and a matching door with a double glazed window to the side leading to the rear garden and there are doors to the w.c., store room and a workshop/utility area. Note: This whole external area could be combined to provide additional accommodation, as has been done with similar properties in the area.

Store
5'10 x 3'6 approx (1.78m x 1.07m approx)
The internal brick store has shelving to two walls and a door into the rear porch/ hall.

Cloaks/w.c.
Having a high flush w.c., an outside tap is positioned in the w.c. and there is tiled flooring.

Workshop/Utility Area
8' x 6'1 approx (2.44m x 1.85m approx)
having an double opaque glazed window to the rear, fitted shelving and work surfaces with cupboards and drawers below one of the work surfaces.

First Floor Landing
The balustrade continues onto the landing, double opaque glazed window to the side, hatch to the loft, built-in airing/storage cupboard housing a copper lagged tank with a shelved cupboard above, cornice to the wall and ceiling and panelled doors leading to the bedrooms, bathroom and the separate w.c.

Bedroom 1
11' x 11'9 max to 10' approx (3.35m x 3.58m max to 3.05m approx)
Opaque double glazed leaded window to the front, double built-in wardrobe with hanging rail and shelf and the original fireplace which has been boarded up and there is cornice to the wall and ceiling.

Bedroom 2
11'8 x 9' approx (3.56m x 2.74m approx)
Double glazed window overlooking the rear garden, two double wardrobes with a central dressing table having drawers below and a double cupboard above and cornice to the wall and ceiling.

Bedroom 3
9'8 to 6'7 x 8' approx (2.95m to 2.01m x 2.44m approx)
Double glazed leaded window to the front, a built-in wardrobe having a shelf and hanging rail and cornice to the wall and ceiling.

Bathroom
The bathroom has a light grey coloured suite comprising of a panelled bath with mixer taps and hand rails and tiling to three walls, pedestal wash hand basin with a mixer tap and tiling to the walls by the sink area, a wall mounted mirror fronted cabinet and an double opaque glazed window.

Separate w.c.
Having a grey coloured low flush w.c. and a double opaque glazed window.

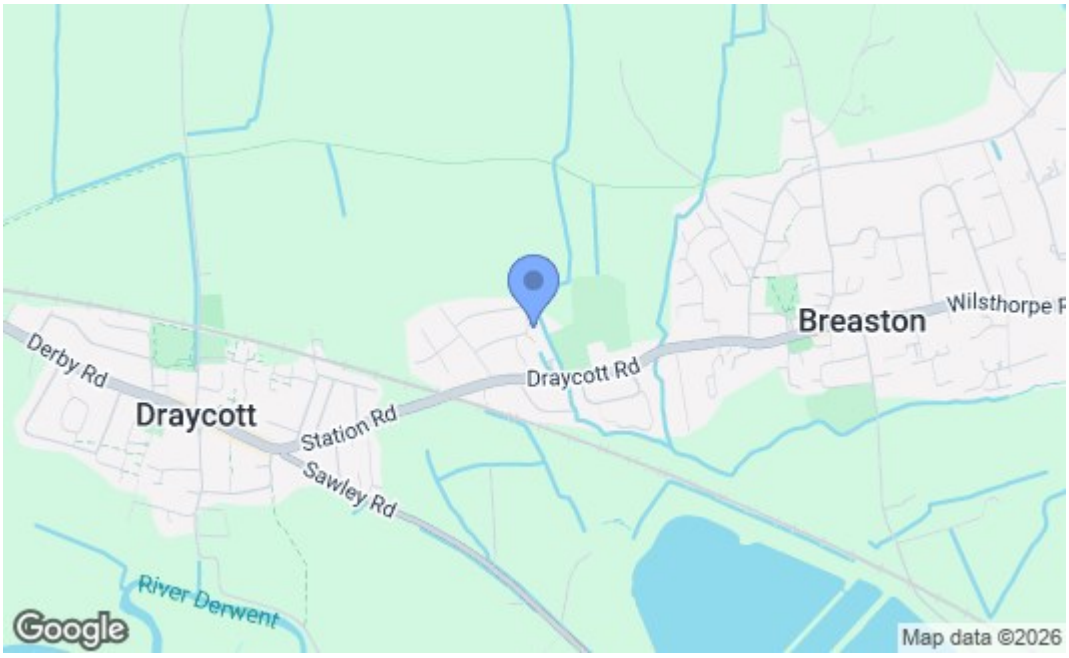
Outside
At the front of the property there is fencing to the three boundaries and access to a path which takes you to the front door and door at the side leading into the rear porch and the front garden has been paved with pebbled areas to the sides which helps to keep maintenance to a minimum.

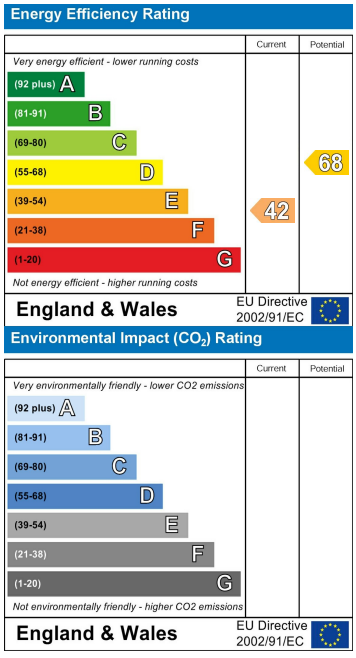
The rear garden is a good size and has a patio to the immediate rear of the property with a path leading to a further patio area on the right hand side, there is a large lawn and the garden is kept private with a shed at the bottom with a storage space behind a coniferous hedge and there is good quality fencing to the side boundaries.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Follow the road through the centre onto Draycott Road and turn right into Hills Road, right again into Hind Avenue and the property can be found on the right.
9537MP

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – None
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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





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.

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