

Gregory Avenue,  
Breaston, Derbyshire  
DE72 3DJ

**O/O £320,000 Freehold**

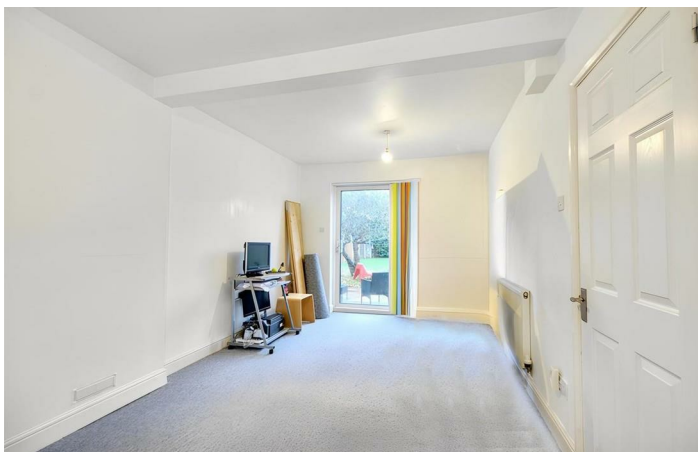


THIS IS AN EXTENDED SEMI DETACHED HOME IN THE SOUGHT AFTER DERBYSHIRE VILLAGE OF BREASTON WITH SPECTACULAR TRIPLE ASPECT CONTEMPORARY KITCHEN WITH TWO FURTHER RECEPTION ROOMS, SAT ON A LARGE CORNER PLOT

A wonderful opportunity to purchase this beautifully presented and extended traditional three-bedroom semi-detached home, ideally located in the highly sought-after village of Breaston. Set back from the road, the property boasts a generous block-paved driveway providing ample off-road parking. Inside, the home blends classic character with modern comforts, beginning with a stunning contemporary navy kitchen-diner—a stylish and practical space perfect for family living and entertaining. The ground floor offers two spacious reception rooms, both filled with natural light, with sliding doors opening onto the south-facing enclosed rear garden. This wonderful outdoor space features a patio area and well-kept lawn, making it ideal for relaxing or hosting gatherings. Upstairs, the property provides three well-proportioned bedrooms, along with a family bathroom and a separate WC. A charming home in a prime village location, offering space, style, and a superb garden aspect—early viewing is highly recommended.

In brief, the property comprises of an entrance hall leading to the lounge with sliding doors to the rear south facing garden, with a further triple aspect reception room leading through to the fully fitted contemporary kitchen diner. To the first floor there are three double bedrooms, the master with in-built wardrobes. There is a family bathroom and a separate W.C. Outside, the property sits on a large corner plot, with front block-paved driveway for several vehicles. To the rear there is a south facing garden with patio areas and lawn. The property offers plenty of potential to extend, subject to planning and permissions. It must be viewed to be appreciated!

Breaston has schools for younger children and a number of local shops, three pubs, a bistro restaurant and various coffee eateries whilst schools for older children and further shopping facilities including Asda, Tesco, Aldi and many other retail outlets can be found in nearby Long Eaton, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and as well as J25 of the M11, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

10'8 x 6' approx (3.25m x 1.83m approx)

UPVC double glazed front door with inset obscure glazed panel, window to the side, ceiling light, carpeted flooring, original feature radiator, understairs cupboard, stairs to the first floor and doors to the lounge and dining room.

### Kitchen Diner

23'5 x 7'5 approx (7.14m x 2.26m approx)

Having UPVC double glazed front door with inset glazed panel, UPVC double glazed windows to the side and rear and double glazed sliding doors opening to the rear garden, tiled floor, LED ceiling spotlights, copper Victorian style radiator, navy contemporary wall, drawer and base units to three walls with an integral wine rack, under-counter LED lighting, under-surface LED lighting, granite work surface and splashback, integrated dishwasher, integral fridge freezer, electric oven with electric hob above with extractor and light over, copper style splashback, inset stainless steel sink with swan neck mixer tap, space and plumbing for a washing machine, ample storage and a door to:

### Dining /Sitting Room

19'8 x 9'4 approx (5.99m x 2.84m approx)

UPVC double glazed sliding doors to the rear, UPVC double glazed windows to the side and front, carpeted flooring, double radiator, TV point and two ceiling lights. Door to entrance hall.

### Lounge

12'3 x 12'3 approx (3.73m x 3.73m approx)

UPVC double glazed sliding doors to the rear garden, carpeted flooring, radiator, ceiling light and built-in unit.

### First Floor Landing

7'7 x 8'8 approx (2.31m x 2.64m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, door to airing/storage cupboard and doors to:

### Bedroom 1

10'8 x 12'7 approx (3.25m x 3.84m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light and built-in sliding door wardrobes.

### Bedroom 2

11'4 x 9'6 approx (3.45m x 2.90m approx)

UPVC double glazed windows to the side and rear, double radiator, carpeted flooring, ceiling light, TV point and loft access hatch.

### Bedroom 3

7'3 x 8'6 approx (2.21m x 2.59m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and door to a built-in storage cupboard.

### Bathroom

5'2 x 4'4 approx (1.57m x 1.32m approx)

Obscure UPVC double glazed window to the side, vinyl feature tiled floor, pedetal wash hand basin, panelled bath with electric shower over, ceiling light, tiled walls, extractor fan and chrome towel radiator.

### Separate w.c.

5'3 x 2'4 approx (1.60m x 0.71m approx)

Obscure UPVC double glazed window to the side, ceiling light, double radiator, vinyl flooring and low flush w.c.

### Outside

The property sits back from the road with box hedging having a large block paved driveway providing off road parking for at least five vehicles and access to the two front doors, established shrubs and trees and a gate leading to the rear.

To the rear there is a large south facing established garden with a patio area, tree, lawned garden, fencing and hedging to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road, across the island and into the centre of Breaston along Wilsthorpe Road, continue out along Draycott Road taking the right turn into Hills Road. Turn second right into Gregory Avenue where the property is located on the right hand side.

8984JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, 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

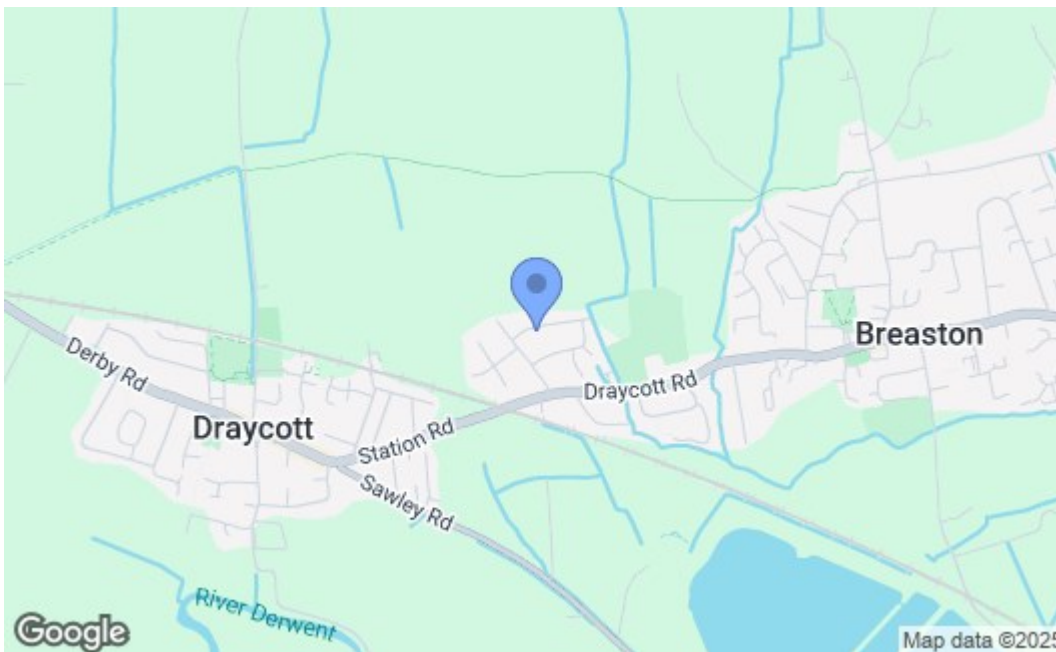
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.