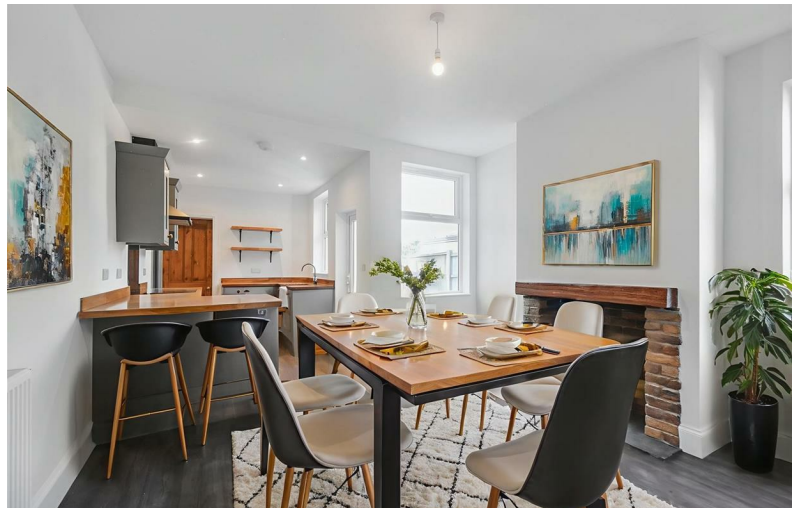




Richmond Avenue,
Breaston, Derbyshire
DE72 3AP

Offers Invited
£290,000 Freehold

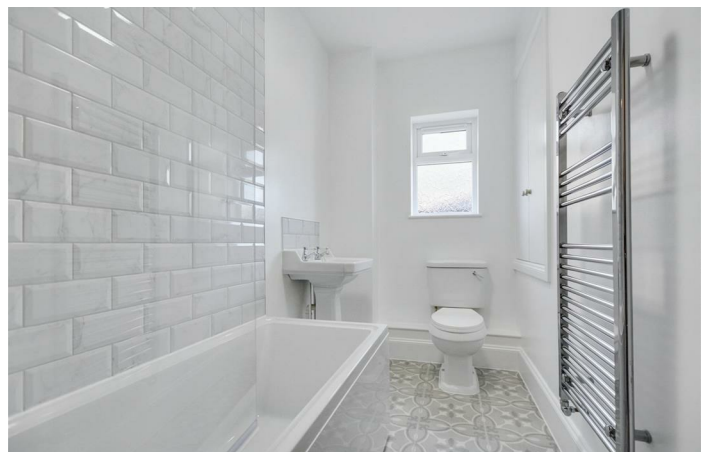


AN IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT AFTER VILLAGE OF BREASTON.

The property has just been completely refurbished to a high standard with great attention to detail. The works include a full rewire, new gas central heating system, new windows and doors, new kitchen, new bathroom, new flooring and gardens landscaped. This would appeal to those buyers that are looking for a property that require no work and like a mix of character and contemporary.

The entrance door opens into the separate living room, which is a good size with high ceilings and a feature open fireplace. The dining area is light and airy and has an understairs storage cupboard and is open to the kitchen area. There is a shaker style kitchen with feature varnished wooden worktop surface and integrated AEG appliances. A door leads to the useful utility area and further door to the cloakroom. There are three bedrooms to the first floor and a three piece bathroom suite with a feature mains fed shower. The central heating boiler is located in the bathroom cupboard which also has useful shelving. The front garden offers low maintenance with hard landscaping and the rear garden is a great size and westerly facing making it perfect for outside entertaining.

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.



Front Door

Composite entrance door with obscure double glazed light panels within, half moon obscure light panel above.

Living Room

12'5" into recess x 11'3" approx (3.81m into recess x 3.43m approx)

Two UPVC double glazed windows to the front, coving, radiator, new carpets, feature fireplace with exposed brick, large slate tiled hearth and timber mantle, original door to:

Understairs Cupboard

Housing the electric consumer unit, shelving, original black and white tiles and a light.

Open Plan Kitchen Diner

Dining Area

12'2" x 12'5" approx (3.73m x 3.8m approx)

Two UPVC double glazed windows to the rear and side, door providing access to the stairs leading to the first floor, dark grey wood effect laminate flooring, radiator, feature fireplace with exposed brick, large slate tiled hearth and timber mantle.

Kitchen Area

UPVC double glazed window to the side, UPVC panel and double glazed door to the side, range of Shaker style wall, base and drawer units with feature wooden work surface over and matching upstand, ceramic sink with inset grooves and swan neck mixer tap, AEG single electric oven, AEG induction hob with acrylic splashback and extractor over, continuation of the dark grey wood effect laminate flooring and original door to:

Utility Room

UPVC double glazed window to the side, wooden work surface with matching upstand, space and plumbing for a washing machine, space for under counter appliance, matching dark grey wood effect laminate flooring.

Cloaks/w.c.

7'2" x 3'1" approx (2.2m x 0.96 approx)

Two piece white suite comprising of a low flush w.c., vanity wash hand basin with tiled splashback and chrome mixer tap, radiator, continuation of the feature tiles and an extractor fan.

First Floor Landing

Obscure UPVC double glazed panel at the bottom of the stairs, stairs to the first floor, loft access hatch and original doors to:

Bedroom 1

11'3" x 12'6" approx (3.44m x 3.82m approx)

UPVC double glazed window to the front, radiator, feature cast iron fireplace, storage cupboard and a radiator.

Bedroom 2

7'5" x 9'3" approx (2.27m x 2.83m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 3

7'0" x 9'4" max (2.14m x 2.86m max)

UPVC double glazed window to the rear and a radiator.

Bathroom

9'3" x 4'11" approx (2.84m x 1.5m approx)

Three piece white suite comprising of a bath with mains fed shower over with a rainwater shower head and hand held shower, tiled splashback and glass shower screen, pedestal wash hand basin with tiled splashback, low flush w.c., chrome heated towel rail, obscure UPVC double glazed window to the side, feature tiled floor, airing/storage cupboard housing the Worcester Bosch combi boiler.

Outside

To the front of the property there is decorative slate chippings and providing access through a wooden gate to the rear.

The rear garden is approx 127ft. and has decorative slate chippings, paved patio area, lawned garden, outside tap and fencing to the boundaries.

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.
8906AMMH

Council Tax

Erewash Borough Council Band B

Agents Notes

There are AI photos on this property.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 43mbps Ultrafast 1000mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

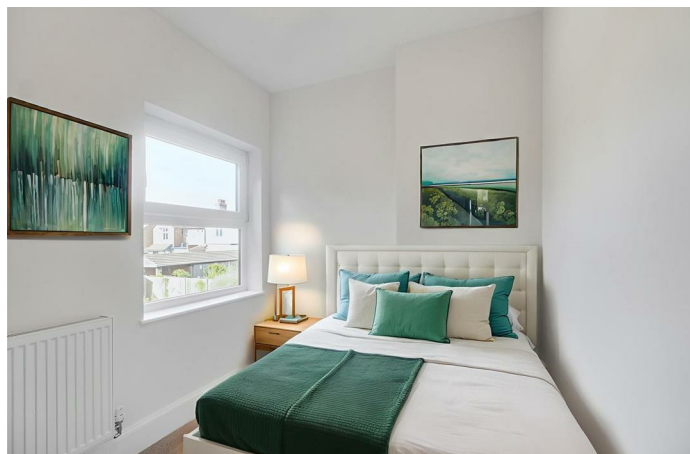
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
	60	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.