Robert Ellis

look no further...

Birchwood Avenue,
Breaston, Derbyshire
DE72 3AQ

Price Guide £530,000
Freehold

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THIS IS AN EXTENDED FOUR DOUBLE BEDROOM DETACHED BUNGALOW PROVIDING SPACIOUS OPEN PLAN LIVING ACCOMMODATION WHICH IS POSITIONED ON A LARGE PLOT ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Robert Ellis are pleased to be instructed to market this individual detached bungalow which provides spacious accommodation arranged on one level. The property has been owned by the current owner for the past few years and in that time they have upgraded and extended the property to significantly increase the size of the living accommodation which provides an open plan feel, with bi-fold doors leading out to the private landscaped rear garden. For the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection which will enable them to see the full extent of the accommodation provided and the privacy of the southerly facing rear garden for themselves. The property is situated on the outskirts of Breaston village and is therefore close to the local amenities provided by Breaston, as well as those in Long Eaton which are only a short drive away and 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 with a pitched tiled roof to the main property and a lantern windows to the roof over the extended part of the bungalow. The property derives the benefits from having gas central heating and double glazing, with underfloor heating to the new living space of the property and includes an enclosed porch leading into a spacious reception hall, from which doors lead to the open plan living area which includes a lounge with a log burning stove, dining and sitting area with bi-fold doors leading out to the rear garden and the exclusively fitted and equipped breakfast kitchen which has Shaker style units and quartz and wooden work surfaces and off the kitchen there is a cloakroom and a separate w.c./utility area. The bedrooms are positioned on the right hand side of the bungalow, with the main bedroom being at the front and three other double bedrooms being at the rear and there is a luxurious new bathroom which has a stand-alone claw foot bath and separate walk-in shower. Outside there is an adjoining garage positioned to the left hand side of the property and this has a roller shutter door at the front and double doors providing access out to the rear, there is a large pebbled area at the front of the property which provides off road parking for several vehicles and there is access down the right hand side of the bungalow to the rear garden. To the immediate rear of the property there is a composite decked area with steps leading down to a path which leads to the bottom of the garden, there is lawns with borders to the sides, raised beds and vegetable garden area, there is a wooden shed which will remain at the property when it is sold and the southerly facing rear garden is kept private by having screening and fencing to the boundaries with mature trees the bottom of the garden.

Breaston is an award winning village that has a number of local shops including a Co-op store, there are schools for younger children in the village with Long Eaton providing a whole range of shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and schools for older children, there are healthcare and sports facilities including several local golf courses, walks in the nearby picturesque countryside and the transport links include J25 of the M1, which is a few minutes drive away from the property, 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
A fully enclosed porch having an opaque double glazed UPVC front door with matching opaque double glazed side panels leading into the porch which has Minton style tiled flooring, feature stonework to one wall and an oak veneer glazed door leading into:

Reception Hall
The spacious reception hall has a double glazed window with a fitted blind to the front, two feature radiators, two wall lights, quality laminate flooring which extends into the living and kitchen area, hatch to the loft space, recessed lighting to the ceiling in the inner hall, a built-in shelved storage cupboard and oak veneer panelled doors leading to the bedrooms, storage cupboard and an oak glazed door leading into the living area.

Open Plan Living and Dining Area
21'11 x 11'10 approx (6.68m x 3.61m approx)
Having a log burning stove set in a feature chimney breast with a brick inset, a wooden mantle over and slabbed hearth, quality laminate flooring, an oak veneer glazed door leading into the hall, a feature radiator and two wall lights and there is an opening leading into the dining/sitting area.

Dining/Living Area
22'8 x 13'11 approx (6.91m x 4.24m approx)
A four panel bi-fold door system (15'10 wide) with internal fitted blinds leading out to the private rear garden, full height double glazed window to the side, two lantern ceiling windows, acoustic panelling to one wall, porcelain tiled flooring with underfloor heating and recessed lighting to the ceiling.

Kitchen Area
16'9 x 9'10 approx (5.11m x 3.00m approx)
The kitchen is fitted with pebble grey Shaker style units with quartz work surfaces to three sides and a central island with an oak surface. The kitchen comprises of a Belfast sink with a mixer tap set in a quartz work surface which extends to three sides and has storage cupboards, with the corner cupboard having fitted carousels, an integrated Neff dishwasher and wide drawers below, central island with a wooden surface providing a seating/eating area to one side and has a wine rack and wide drawers beneath, space for an American style fridge/freezer with a cupboard over, shelved pantry cupboard to one side and a second pantry cupboard with pull out drawers and a shelf to the other side, wall mounted display cabinet and shelving, space for a cooking Range with a hood over and a quartz work surface to the side with a pull out racked cupboard beneath, double glazed window with a fitted blind to the front, feature vertical radiator, quality laminate flooring which extends into the living area, recessed lighting to the ceiling and an oak veneer panelled door leading into the cloaks/utility ara.

Cloaks Area
Having an upright shelved storage cupboard, cloaks hanging and the gas meter is housed in a fitted unit, recessed lights to the ceiling and a pocket oak veneer sliding door leading into:

w.c./Utility
Plumbing and space for a washing machine, a low flush w.c. with a hand basin over the cistern having a mixer tap, wall mounted Worcester Bosch boiler (fitted approx. 4 years ago), LVT flooring, two wall mounted electric consumer units and a recessed light to the ceiling.

Bedroom 1
14' to 11'8 x 11'1 approx (4.27m to 3.56m x 3.38m approx)
Double glazed window with fitted privacy roller blind to the front, feature radiator and panelling to the wall and two wall lights by the bed head position.

Bedroom 2
11'10 plus wardrobes x 8'11 approx (3.61m plus wardrobes x 2.72m approx)
Double glazed window to the rear, radiator and an open wardrobe providing hanging space, shelving and having cupboards over.

Bedroom 3
11'11 x 10'10 approx (3.63m x 3.30m approx)
Double glazed window to the rear and a feature radiator.

Bedroom 4/Study
10'11 x 10'11 max approx (3.33m x 3.33m max approx)
This large additional room has quality laminate flooring and a feature radiator.

Bathroom
The newly fitted bathroom is half tiled and has a white suite with a claw foot bath with wall mounted mixer taps, a separate walk-in shower having a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls and protective glazed screen, a low flush w.c. with a concealed cistern and a sink with a mixer tap set in a marble effect surface with a double cupboard below, a double mirror fronted wall mounted cabinet, feature radiator with chrome heated towel rails, two opaque double glazed windows to the side, recessed lighting to the ceiling and tiled flooring.

Outside
The front of the property provides an extensive parking area with a large pebbled section having a block edge border to one corner and there is a tarmacadam car standing area in front of the property where there is a wood store, there are double opening gates leading from the drive onto Birchwood Avenue, fencing to the left hand boundary, a railway sleeper retaining wall to the front and a wall with ivy to the right hand side, there is up and down lighting at the front of the bungalow, an outside water supply on the wall next to the garage and an EV charging point on the side wall.

A gate and path run down the right hand side of the property to the rear of the bungalow where there is a slabbed and flint chipped pathway leading to the lawn which has borders to the side, steps lead to a composite decked area at the rear and side of the bungalow with there being LED lighting set in the soffitt above the decked area, there is an outside water supply at the rear of the garage, various raised planted beds, a selection of established bushes and natural screening to the boundaries, a tiled patio area in the middle section of the garden and a path with a pergola and established rose bushes over leading to the bottom of the garden, external lights and power point at the side of the bungalow, raised vegetable beds and a large vegetable garden and at the bottom of the garden there are established trees which provide natural screening with a storage area behind the trees.

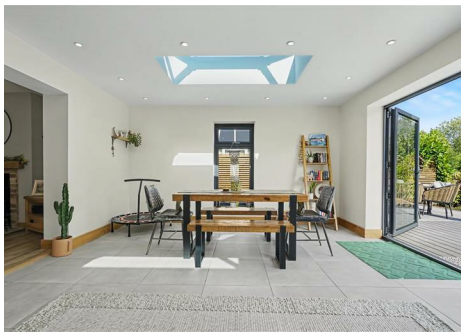
Garage
22' x 10'4 approx (6.71m x 3.15m approx)
The adjoining garage has an electric roller shutter door to the front, double opening doors leading out to the rear, power points and lighting are provided and there is a wall mounted electric heater.

Shed
11'11 x 7'6 approx (3.63m x 2.29m approx)
A wooden shed with double opening doors to the front.

Directions
Proceed out of Long Eaton along Derby Road and upon reaching the island continue directly across onto Wilsthorpe Road and upon reaching Breaston take the first turning on the left hand side onto Richmond Avenue and follow the road round onto Birchwood Avenue.
9461MP

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 50mbps 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



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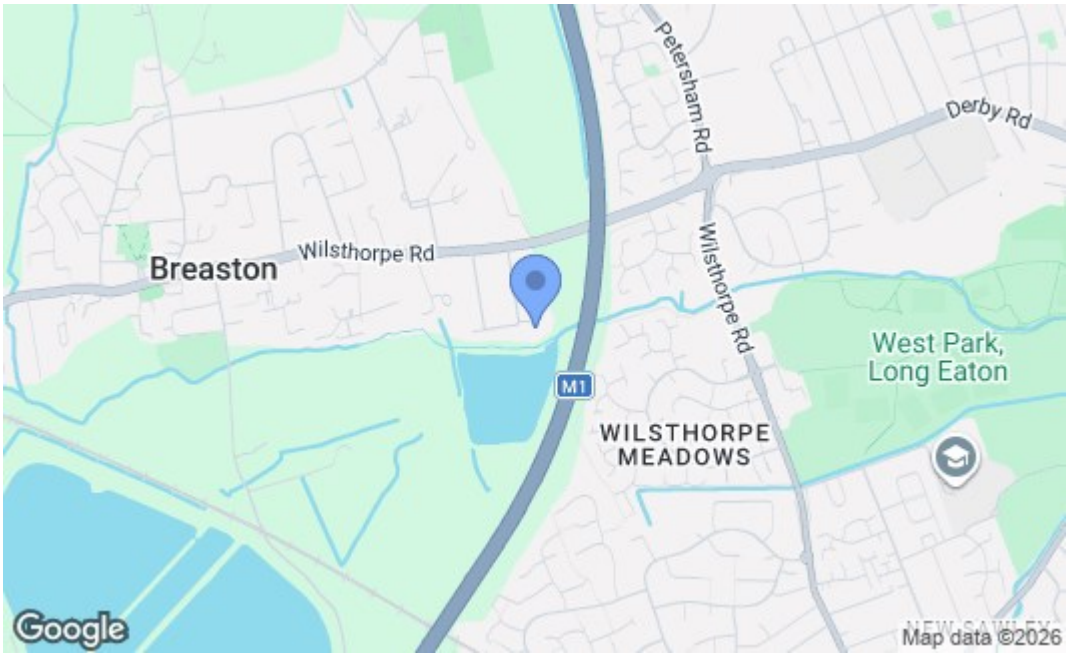
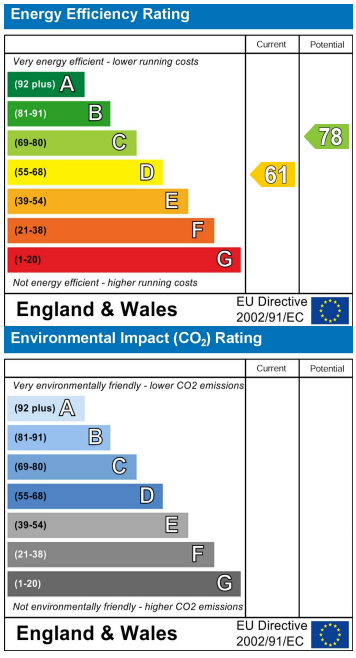
GROUND FLOOR





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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