



Albert Road,  
Breaston, Derbyshire  
DE72 3DL

**£259,950 Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY THAT HAS BEEN REFURBISHED BY THE CURRENT OWNER, SET WITHIN A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER VILLAGE.

Robert Ellis are extremely pleased to bring to the market this well presented semi detached family property. The property provides spacious accommodation over two floors with re-fitted kitchen and bathroom. To fully appreciate the size and quality of the accommodation on offer, an early viewing comes highly recommended. Breaston is an award winning village which benefits from schools for younger children as well as local shops close to hand and local transport links, all of which have made the is a very popular and convenient place for people to live.

The property stands back from Albert Road with a driveway to the front, constructed of brick to the external elevations all under a tiled roof, the well proportioned accommodation comprises of an entrance hallway, living room, modern open plan dining kitchen with re-fitted kitchen units and appliances and bi-fold doors to the good size landscaped garden to the rear. There is also a ground floor cloaks/w.c. To the first floor the landing leads to the three bedrooms and magnificent four piece suite family bathroom. To fully appreciate the quality of the renovation, an early viewing comes highly recommended.

The centre of Breaston village is only a few minutes walk away and in the village centre there are a number of local shops, pubs and restaurants as well as coffee eateries/delis, there are local schools for younger children and larger shops, supermarkets and schools for older children being found in nearby Long Eaton. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and at Stanton by Dale and Dale Abbey and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Entrance Hallway

With a modern composite door to the front, UPVC double glazed window to the side, understairs storage cupboard housing electrical meter with further storage space, wall mounted radiator, laminate flooring and modern wooden doors to:

## Living Room

12'5 x 11'7 approx (3.78m x 3.53m approx)

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, feature decorative fireplace incorporating tiled hearth with wooden mantle over.

## Open Plan Dining Kitchen

19'11 x 8'9 approx (6.07m x 2.67m approx)

With a range of matching wall and base units incorporating laminate work surface over, composite sink with mixer tap, integral oven with ceramic hob above and stainless steel extractor hood over, split slate tiled splashbacks, UPVC double glazed windows to the side and rear, double glazed bi-fold doors leading to the enclosed landscaped garden to the rear, laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, panelled door to:

## Cloaks/w.c.

Low flush w.c., vanity wash hand basin with tiled splashback, UPVC double glazed window to the side, ceiling light point and extractor fan.

## Bedroom 1

12'6 x 10'10 approx (3.81m x 3.30m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator.

## Bedroom 2

11'11 x 9'3 approx (3.63m x 2.82m approx)

UPVC double glazed window to the rear overlooking the enclosed rear garden and neighbouring paddocks, wall mounted radiator, ceiling light point.

## Bedroom 3

7'10 x 7'6 approx (2.39m x 2.29m approx)

UPVC double glazed window to the front, wall mounted radiator, built-in wardrobes providing ample storage and housing the combination boiler.



## Bathroom

9' x 7'11 approx (2.74m x 2.41m approx)

A four piece suite comprising of a walk-in double shower enclosure with rain water shower head above, semi recessed vanity wash hand basin with storage cupboard below, tiled splashbacks, tiling to the floor with under floor heating, low flush w.c., free standing back with mixer tap over, UPVC double glazed windows to the side and rear.

## Outside

To the front of the property there is off the road parking with fencing to the boundaries. At the rear there is a paved patio area, garden laid mainly to lawn 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. Follow the road for some distance towards Draycott. Turn right into Hills Road, left into Albert Road and the property can be found on the right as identified by our for sale board.

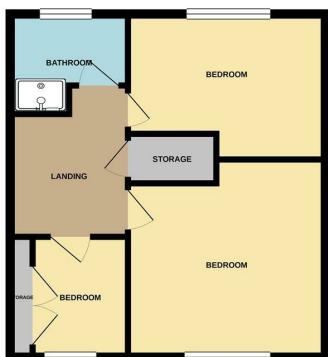
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other fixtures and fittings are not taken for any error, omission or mistake. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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