Robert Ellis

look no further...

Maylands Avenue,
Breaston, Derbyshire
DE72 3EE

£545,000 Freehold

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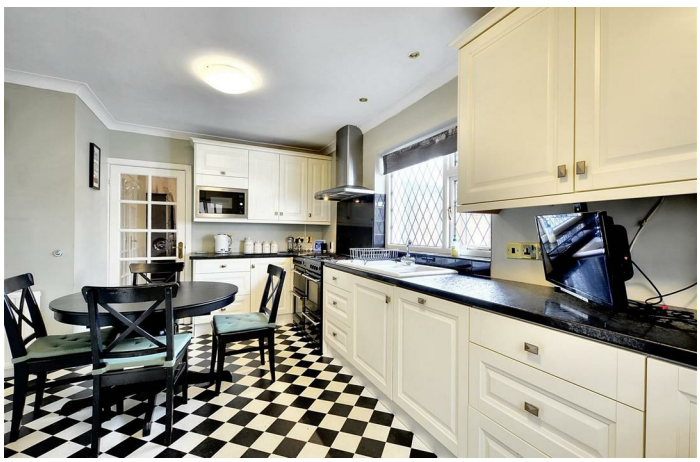
BEING SITUATED ON A LARGE PLOT WITH LANDSCAPED GARDENS TO THE REAR, THIS IS AN INDIVIDUAL DETACHED BUNGALOW PROVIDING TWO OR THREE DOUBLE BEDROOM ACCOMMODATION.

Being located on Maylands Avenue which is close to the heart of this award winning village, this individual detached bungalow provides a lovely home which we are sure will suit either families or people looking for accommodation arranged on one level. The property also has the potential for further accommodation to be created to the first floor level where there is a very large attic space with a good head height. For the size of the accommodation and privacy of the Southerly facing landscaped gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property also benefits from being sold with NO UPWARD CHAIN and is therefore ready for immediate occupation.

Standing back from Maylands Avenue with a block paved area at the front, the property is constructed of brick with render to the external elevations under a pitched tiled roof. The well proportioned and spacious accommodation derives the benefits of having gas central heating and double glazing and includes a fully enclosed porch, reception hall, inner hall, lounge with feature fireplace, separate dining room, conservatory, a well fitted breakfast kitchen with extensive ranges of wall and base units and several integrated appliances, there is a further sitting room or third bedroom positioned at the front, two double bedrooms, a fully tiled shower room with a w.c. and a separate w.c. Outside there is a covered area to the right hand side of the property which has a utility area and connects to the large garage which is positioned to the rear of the bungalow. At the front of the bungalow there is a block paved area which helps to keep maintenance to a minimum, there are double wooden gates to the right hand side with a Presscrete driveway leading to the covered area and garage. The rear garden is a special feature of this lovely home as it has been landscaped over recent years and has extensive Indian sandstone patios at the rear of the bungalow with paths and lawns leading to the bottom of the garden where there is box hedging and a further seating area which provides several places to sit and enjoy outside living as well as those at the rear of the bungalow. The rear garden has fencing to the three boundaries and there is a storage shed positioned in the bottom left hand corner.

Breaston is a very popular village which has a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries. Long Eaton is only a short drive away where there are further shopping facilities including Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for older children at Long Eaton and Sandiacre, healthcare and sports facilities which includes several local golf courses, walks in the picturesque surrounding 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 East Midlands towns and cities.



Porch
Fully enclosed porch having a UPVC wood grain effect front door with an opaque glazed leaded panel and double glazed leaded windows to the front and sides, tiled flooring, recessed lighting to the ceiling and wooden internal door with two inset ornate glazed panels leading to:

Reception Hall
Double fitted cloaks cupboard with hanging rail and shelving, engineered oak flooring, radiator and cornice to the wall and ceiling.

Inner Hall
Having engineered oak flooring, radiator, hatch with ladder leading to the large loft space, light well and Georgian glazed door leading to the lounge.

Separate w.c.
Being half tiled and having a low flush w.c., pedestal wash hand basin with mixer tap, tiled splashback with a glazed shelf, mirror and cupboard above which houses the electric consumer unit and gas meter, extractor fan and a wall mounted heater.

Sitting Room/Bedroom 3
13'10 x 12' approx (4.22m x 3.66m approx)
This large room has over recent years been used as a sitting room, but could easily be changed to a bedroom and has a double glazed leaded window with fitted blinds to the front, two double glazed leaded windows with fitted glazed shelving to the side, cornice to the wall and ceiling, radiator, recessed lighting to the ceiling and double opening glazed doors with matching side panels leading through to the lounge.

Lounge/Sitting Room
17' x 12' approx (5.18m x 3.66m approx)
Double opening glazed doors leading to the dining room, coal effect gas fire set in a wooden Adam surround with an inset and hearth, two opaque double glazed windows with fitted glazed shelves to the side, cornice to the wall and ceiling, two radiators and a light well.

Dining Room
12' x 11' approx (3.66m x 3.35m approx)
Double glazed patio door leading to the conservatory, double glazed leaded window to the side, TV point, radiator and cornice to the wall and ceiling.

Conservatory
11' x 8' approx (3.35m x 2.44m approx)
Double opening, double glazed French doors with fitted blinds leading out to the patio at the rear of the property, double glazed windows with fitted blinds to the side and rear, vaulted polycarbonate roof, tiled flooring and a wall mounted heater.

Breakfast Kitchen
16' x 12' max approx (4.88m x 3.66m max approx)
The kitchen is fitted with cream units and includes an enamel 1½ bowl sink with a mixer tap set in a work surface with drawers, cupboards and housing for a dishwasher below, cooking Range with a back plate and hood over, further work surface with drawers and cupboards with the cupboard having fitted carousels beneath, Samsung American fridge/freezer set in a housing with shelved cupboards to either side and above, matching eye level wall cupboards and a microwave oven, boiler housed in a matching wall cupboard, double matching shelved pantry cupboard, double glazed leaded window with blind to the rear, Georgian glazed door leading into the dining room, cornice to the wall and ceiling, recessed lighting to the ceiling, radiator and a Georgian glazed door leading out to the covered area at the side of the bungalow.

Bedroom 1
13'1 x 12'5 approx (3.99m x 3.78m approx)
Double glazed leaded window with fitted blind to the front and double glazed window to the side, radiator, cornice to the wall and ceiling, range of fitted wardrobes and drawers extending along two walls and providing shelving and hanging space.

Bedroom 2
12'5 x 12'1 approx (3.78m x 3.68m approx)
Double glazed leaded windows to the rear and side, range of mirror fronted fitted wardrobes providing hanging space and shelving, cornice to the wall and ceiling and a radiator.

Shower Room
The shower room is fully tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, fitted seat, tiling to three walls and a glazed protective screen, pedestal wash hand basin with mixer tap and a low flush w.c. with a concealed cistern, ladder towel radiator, opaque double glazed window, X-pelair fan, double mirror fronted wall cabinet and a double built-in shelved storage cupboard.

Attic Space
33' x 25' max overall approx (10.06m x 7.62m max overall approx)
The attic is accessed from the inner hall where there is a hatch with a ladder and the attic, we are sure, does provide the potential, subject to obtaining the necessary permissions, to be converted into additional accommodation, lighting is provided and there is a window to the side.

Covered Area/Car Port
15' x 13' approx (4.57m x 3.96m approx)
To the side of the bungalow there is a covered area which provides an outside utility area with a work surface having space for an automatic washing machine, tumble dryer and two cupboards below and there is an outside light.

Outside
At the front of the property there is a block paved area which helps to keep maintenance to a minimum, to the right hand side of the bungalow there are double wooden gates which lead to a Presscrete driveway which runs down the side to the covered car port area and garage which is positioned at the rear, there is a wall and gates to the front boundary and fencing to the side boundaries and outside lighting is provided at the front of the bungalow.

The rear garden has been landscaped and has a large Indian sandstone patio to the immediate rear of the bungalow which extends around the conservatory and behind the garage where there is a bin storage area, there is a further Indian sandstone patio which also provides a drying area and two paths run down to the bottom of the garden with there being lawns and established borders to the sides. At the bottom of the garden there is box hedging and a further seating area which has a pergola to the right hand corner and there is a storage shed positioned in the bottom left hand corner of the garden. The garden is kept private by having fencing to the three main boundaries, there is an outside water supply and external lighting provided.

Garage
17' x 12' approx (5.18m x 3.66m approx)
This large brick built adjoining garage has a pitched tiled roof, two half double glazed doors leading out to the side and rear, double glazed windows to the side and rear, storage in the roof space, three double wall cupboards. There are power points and lighting.

Directions
Proceed out of Long Eaton along Wilsthrope Road continuing over the traffic island and into Breaston. Continue through the village of Breaston where Maylands Avenue can be found as a turning on the right hand side.
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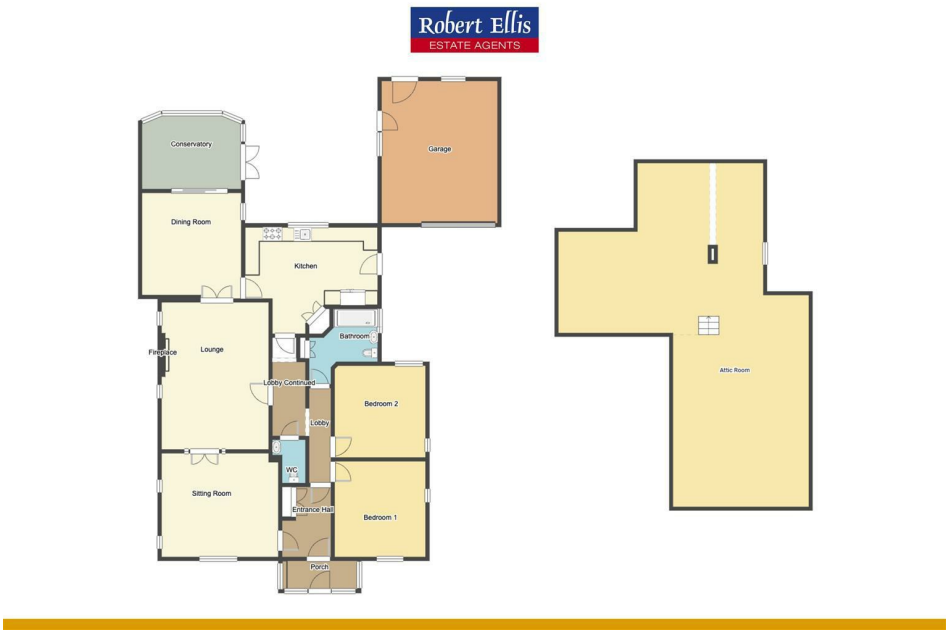
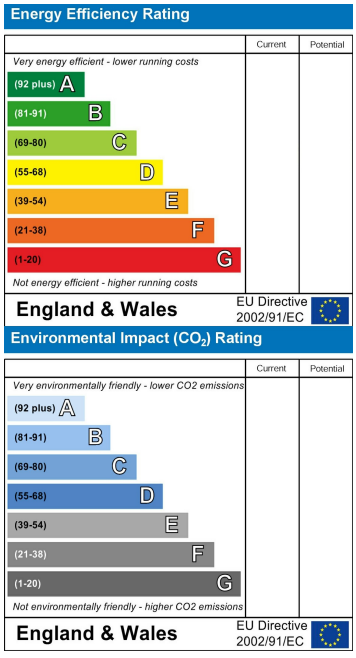
Council Tax
Erewash Borough Council Band D





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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