



Holmes Road,
Breaston, Derbyshire
DE72 3BT

£249,950 Freehold

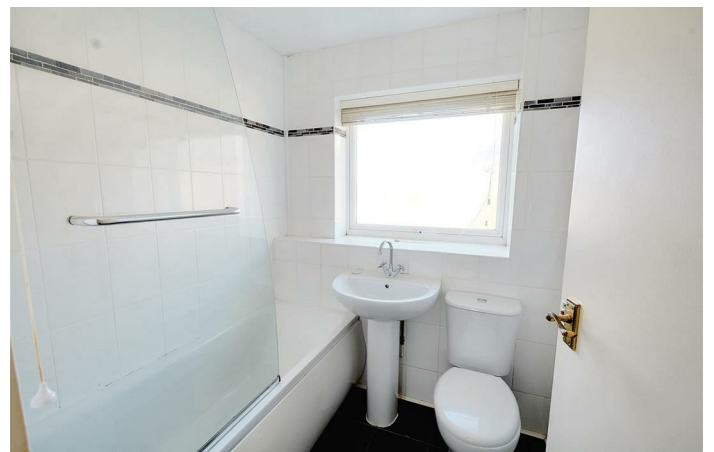


A SPACIOUS THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND GARDEN, BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this three bedroom detached home situated within an award winning Derbyshire village, being sold with no onward chain. The property is constructed of brick and benefits double glazed and gas central heating throughout however does require some cosmetic improvement. The property would be suitable for a wide range of buyers including first time buyers, families and investors alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises, an entrance hallway, lounge with bay window overlooking the front, large dining room and kitchen. To the first floor the landing benefits built in storage and leads to three generous bedrooms and the family bathroom with the master bedroom boasting fitted wardrobes. To the front there is ample off street parking leading to a car port in front of the brick built garage and access into the rear garden. To the rear there is an enclosed garden with turf and a patio area. The garage also benefits from power and a manual up and over door.

Located in the popular and award winning village of Breaston, close to a wide range of local schools, shops and parks. The property has fantastic transport links including nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby. Long Eaton town centre is just a short drive away where supermarkets and healthcare facilities can be found. East Midlands Airport and Long Eaton train station are also within a 20 minute drive.



Entrance Hall

UPVC double glazed front door, tiled flooring, stairs to the first floor, radiator and ceiling light.

Lounge

14'8 x 12'0 approx (4.47m x 3.66m approx)

UPVC double glazed bay window overlooking the front, tiled flooring, radiator, gas fire, built in storage, ceiling light.

Dining Room

20'3 x 7'9 approx (6.17m x 2.36m approx)

Aluminium sliding doors overlooking and leading to the rear garden, laminate flooring, radiator, built in storage cupboards, ceiling light.

Kitchen

11'9 x 6'8 approx (3.58m x 2.03m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed door leading to the side, wall, base and drawers unit with work surfaces over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap over, tiled flooring, ceiling light, built-in oven and microwave, hob and extractor fan over, plumbing for a washing machine and dishwasher.

First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, fitted storage cupboards, ceiling light.

Bedroom 1

9'5 x 13'2 approx (2.87m x 4.01m approx)

UPVC double glazed window overlooking the front, floorboards, radiator, fitted wardrobes, ceiling light.

Bedroom 2

9'0 x 10'8 approx (2.74m x 3.25m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom 3

5'9 x 10'8 (1.75m x 3.25m)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Family Bathroom

5'9 x 5'4 (1.75m x 1.63m)

UPVC double glazed patterned window overlooking the side, tiled flooring, pedestal sink, low flush w.c., shower over the bath with mixer tap, loft access, ceiling light.

Outside

To the front of the property there is a small turfed garden with off street parking leading to the car port and brick built garage with power and an up and over manual door. To the rear there is an enclosed garden with patio area and turf.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue past the village green taking the right hand turning into Stevens Lane. At the Y junction turn left into Holmes Road and proceed along where the property can be found on the left hand side.

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Council Tax

Erewash Borough Council Band D



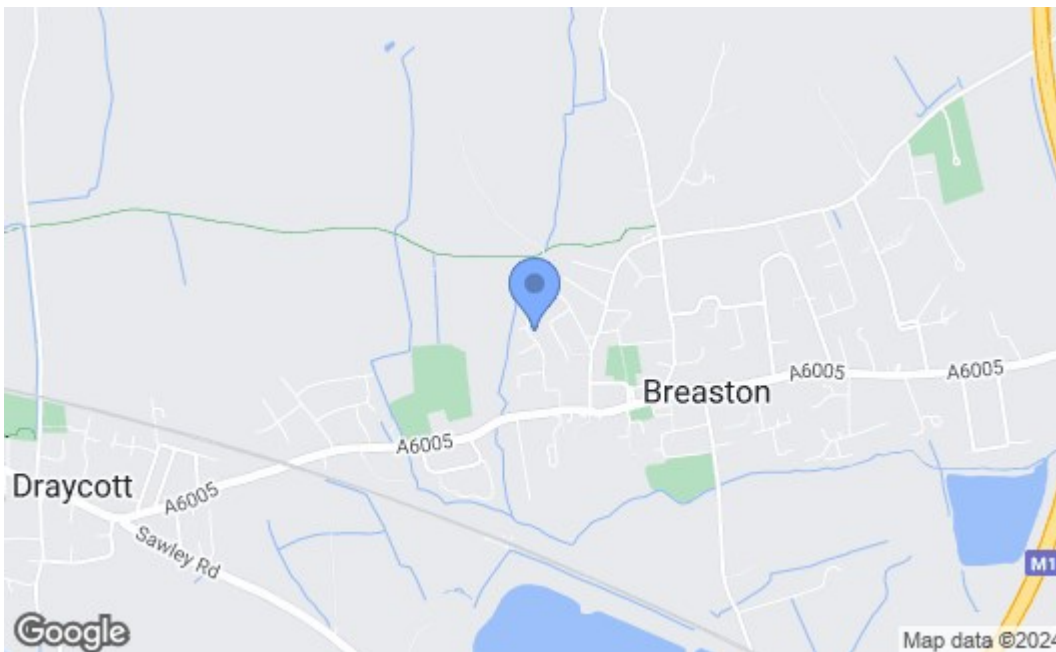
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
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.