Robert Ellis

look no further...

9 Mount Street,
Breaston, Derbyshire
DE72 3AJ

Price Guide £240-245,000

Freehold

0115 946 1818

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A THREE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY LOCATED IN THIS SOUGHT AFTER VILLAGE LOCATION AND SELLING WITH NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this traditional characterful semi detached property. Coming to the market with the benefit of no upward chain and deriving the benefit of modern conveniences such as gas central heating and double glazing. A viewing comes highly recommended. A feature we are sure will appeal to any incoming purchaser is the large mature garden tucked away to the back of the property with mature shrubs and trees planted to the borders and garden room offering additional entertainment and reception space, hidden at the end of the garden.

Retaining much charm and character with original features such as doors and coving and the accommodation in brief comprises living room, dining room, fitted kitchen and ground floor bathroom. To the first floor there are three bedrooms and an additional shower room. As previously mentioned there is a fantastic mature garden to the rear. We are sure the property will appeal to a whole range of buyers from first time buyers through to people who might be downsizing from a larger home and in search of a property which is well placed for easy access to all the local amenities and facilities this sought after village location offers.

Breaston has a number of local shops and schools for younger children with these being within walking distance of the property, there are also local pubs, restaurants and coffee shops while there are many more shopping facilities including Tesco and Asda superstores and other retail outlets and schools for older children found in nearby Long Eaton, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities. Selling with the benefit of no upward chain, call the office to arrange your viewing today.

Living Room
12'8 x 11'2 approx (3.86m x 3.40m approx)
UPVC double glazed picture window to the front with modern double glazed leaded composite door, ceiling light point incorporating ceiling rose, original plaster cornice, picture rail, 'Adam' style fireplace with marble hearth and back panel and inset 'Living Flame' gas fire, wall mounted double radiator, meter cabinet into chimney recess, original wooden panelled door to:

Dining Room
15'8 x 12'9 approx (4.78m x 3.89m approx)
UPVC double glazed windows to the side and rear, archway through to fitted kitchen, feature fireplace incorporating tiled hearth with wooden mantle over, wall mounted double radiator, coving to the ceiling, ceiling light point, stairs to the first floor with understairs cupboard providing additional storage with shelving.

Kitchen
14'4 x 7'4 approx (4.37m x 2.24m approx)
With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap, space and point for free standing gas cooker, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, UPVC double glazed window and door to the rear, laminate flooring, ceiling light point, ample storage cupboards, tiled splashbacks and panelled door to:

Bathroom
7'11 x 6'9 approx (2.41m x 2.06m approx)
Three piece suite comprising pedestal wash hand basin with tiled mosaic splashback, panelled bath with mixer shower attachment above and tiled splashback, low flush w.c., UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, built-in storage cupboard.

First Floor Landing
Ceiling light point, loft access hatch, coving to the ceiling, wall mounted radiator and panelled doors to:

Bedroom 1
12'9 x 11'8 approx (3.89m x 3.56m approx)
UPVC double glazed window to the front, wall mounted double radiator, coving to the ceiling, picture rail, ceiling light point, built-in walk-in wardrobe.

Bedroom 2
12'6 x 9'9 approx (3.81m x 2.97m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in airing/storage cupboard housing 'Worcester Bosch' gas central heating combination boiler.

Bedroom 3
12'5 x 6'11 approx (3.78m x 2.11m approx)
UPVC double glazed windows to the side and rear elevations, wall mounted radiator, wood flooring, ceiling light points and coving to the ceiling.

Shower Room
9'1 x 4'3 approx (2.77m x 1.30m approx)
Shower enclosure with mains fed shower above, wash hand basin with vanity cupboard under, low flush w.c., UPVC double glazed window to the side, wall mounted radiator and tiled splashbacks.

Outside
A large enclosed garden to the rear laid mainly to lawn with gravelled patio and paved patio areas, mature shrubs and trees planted to the borders with fencing and hedges to the boundary.

Garden Room
Providing additional entertainment space with light and power.

Directions
Proceed out of Long Eaton along Derby Road, then at the traffic island continue straight over and into Breaston, continue for some distance and take a left hand turning into Maxwell Street and turn right again into Mount Street, where the property can be found clearly identified by our For Sale sign.
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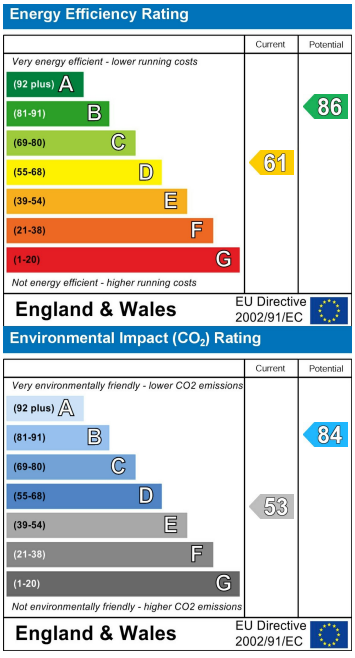

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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