



Holly Avenue,  
Breaston, Derbyshire  
DE72 3BG

**O/O £295,000 Freehold**





THIS IS A GABLE FRONTED CHALET STYLE THREE DOUBLE BEDROOM PROPERTY SITUATED IN THIS MOST SOUGHT AFTER SEMI RURAL LOCATION.

Being located on Holly Avenue, this detached chalet style property offers flexible accommodation which can either have three bedrooms or an additional reception room to the ground floor. The property is being sold with the benefit of NO UPWARD CHAIN and we recommend that interested parties do take a full inspection so they are able to see the full extent of the accommodation and the privacy of the rear garden for themselves. The property is well appointed throughout with the kitchen and bathroom up to date and the property is therefore ready for immediate occupation without a new owner having to carry out any works whatsoever. The property is well placed for easy access to the amenities and facilities provided by Breaston as well as those in Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the property includes a reception hallway which has doors leading to the lounge/sitting room which has a feature Minton style fireplace, a separate dining room from which there are doors leading into the conservatory at the rear, the kitchen is well fitted with cream finished wall and base units and includes integrated cooking appliances and there is a further room at the front that can either be a ground floor bedroom or a second sitting room. To the first floor the landing leads to two double bedrooms, both of which have built-in wardrobes and a shower room which includes a large walk-in corner shower. Outside there is a garden area at the front and a block paved driveway running down the left hand side of the property to a garage which is positioned at the rear. The rear garden provides several places to sit and enjoy outside living and also has a lawn with established beds to the side and is kept private by having fencing to the boundaries.

Breaston has a number of local shops, three pubs, a bistro restaurant and various coffee eateries while there are further shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away, 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.



The main entrance to the property is positioned on the left hand side where there is a fully double glazed door with a double glazed window to the side leading to:

### Reception Hall

Stairs with cupboard under leading to the first floor, radiator, the boiler is housed in a double cloaks cupboard and there are glazed doors to the rooms off the hallway.

### Lounge/Sitting Room

17'4 x 10'10 approx (5.28m x 3.30m approx)

Double glazed window to the front, feature Minton style fireplace with hearth, two radiators and cornice to the wall and ceiling.

### Dining Room

11' x 11' approx (3.35m x 3.35m approx)

Double glazed patio doors leading out to the rear garden, radiator and cornice to the wall and ceiling.

### Conservatory

8'9 x 8'5 approx (2.67m x 2.57m approx)

The conservatory connects from the dining room to the rear garden and it has double glazed double opening French doors leading out to the garden, double glazed windows to the rear and side, double glazed eye level window and a vaulted polycarbonate roof.

### Kitchen

12'10 x 10'4 approx (3.91m x 3.15m approx)

The kitchen is fitted with cream finished units and has a sink set with a Neff gas hob set in a work surface which extends to two sides and has cupboards with the corner cupboards having fitted carousels, drawers and space for an automatic washing machine below, work surface with cupboards beneath, upright pantry style cupboard with pull out shelving, double oven with cupboards above and below, housing for a fridge/freezer with cupboard over, matching eye level wall cupboards extending to two walls with lighting under, tiling to the wall by the cooking area, double glazed windows to the rear and side, full height double glazed door leading out to the rear garden, Kamdean style flooring, radiator and cornice to the wall and ceiling.

### Bedroom 3/Sitting Room

11' x 10' approx (3.35m x 3.05m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

### First Floor Landing

The balustrade continues from the stairs onto the landing, there is a hatch to the loft and an airing/storage cupboard which has a radiator.

### Bedroom 1

13'9 max x 9'9 approx (4.19m max x 2.97m approx)

Double glazed window to the front, a range of wardrobes with sliding doors providing hanging space and shelving and a radiator.

### Bedroom 2

11' x 10' approx (3.35m x 3.05m approx)

Double glazed window to the rear, range of built-in wardrobes with sliding doors providing shelving and hanging space, radiator and access to the roof storage space.

### Shower Room

The shower room on the first floor has a corner shower with a Mira electric shower, tiling to two walls and glazed doors and protective screens, low flush w.c. and a pedestal wash hand basin with tiled splashback and a double mirror fronted cabinet to the wall above, tiling to the walls by the w.c. and sink areas, tiled flooring, radiator, opaque double glazed window, X-pelair fan, recessed lighting to the ceiling and a mirror fronted corner cabinet.

### Outside

At the front of the property there is a lawn with established beds to the sides and there is a block paved driveway leading through double wooden gates to the garage which is positioned at the rear. There is a private rear garden with a block paved patio with there being a lawn having beds to the side and there is a patio to the bottom right hand corner of the garden and fencing to the boundaries. An outside water supply is provided.

### Garage

15'5 x 8' approx (4.70m x 2.44m approx)

To the rear of the property there is a brick built garage with an up and over door to the front, a window and door to the side and lighting and power points are provided.

### Directions

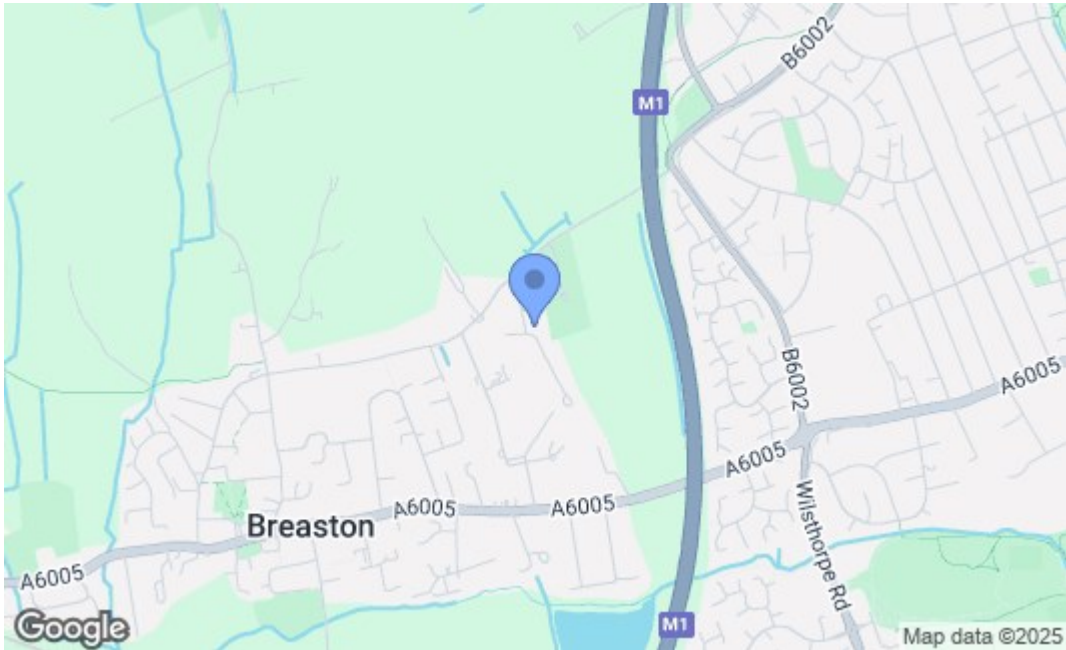
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, left into Longmoor Lane and into Breaston where Holly Avenue can be found as a turning on the left. Continue along and the property can be found on the left 7361AMMP

### Council Tax

Erewash Borough Council Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.