



Holmes Road,  
Breaston, Derbyshire  
DE72 3BT

**£354,950 Freehold**





THIS IS A GABLE FRONTED, FOUR BEDROOM DETACHED FAMILY HOME SITUATED CLOSE TO THE CENTRE OF THIS AWARD WINNING VILLAGE AND BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are pleased to be instructed to market this detached family home which is situated on Holmes Road and is therefore close to all the amenities provided by Breaston village as well as being close to other amenities and facilities found in nearby Long Eaton and to excellent transport links. For the size of the accommodation and privacy of the rear garden which has the garden room/home office to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick with tiling to the front elevation all under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall with a ground floor w.c. off, a lounge with a feature fireplace and a bay window to the front, a separate dining room which has a double glazed tilt and slide patio door with fixed full length window adjacent to the rear and a well fitted kitchen which has Schreiber wall and base units and integrated appliances. To the first floor the landing leads to the four bedrooms and the re-fitted bathroom which includes a separate shower with a mains flow shower system and a bath. Outside there is block edged tarmac driveway and parking for three cars at the front with beds to the sides, an electric roller garage door leads to a most useful covered area at the side of the house and this in turn leads to the brick garage which is positioned at the rear. The house has an excellent East/ West orientation and the rear garden has been landscaped and designed to help keep maintenance to a minimum with there being a patio, astroturf lawn with beds to the sides, a further patio area at the bottom of the garden in front of the garden room/home office, with the garden being kept private by having fencing and brickwork to the boundaries.

Breaston offers a number of local shops including a Co-op store and schools for younger children, with further shopping facilities and schools for older children being found in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which include several golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is 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.





## Porch

Open porch with outside light and block paved flooring leading through a UPVC front door with opaque double glazed inset panel to:

## Reception Hall

The hall has oak flooring and a panelled doors leading to the lounge and ground floor w.c.

## Ground Floor w.c.

Having a low flush w.c. with a concealed cistern and hand basin with a tiled splashback, tiled flooring, radiator, opaque double glazed window with fitted shutter and a mirror and a glazed shelf to the wall above the sink.

## Lounge/Sitting Room

16'6 to 11' x 15' to 12 approx (5.03m to 3.35m x 4.57m to 3.66m approx)  
Double glazed bay window to the front, coal effect gas fire set in a Minton style surround with inset and hearth, cornice to the wall and ceiling, recessed lighting to the ceiling, engineered oak flooring, stairs with hand rail leading to the first floor, two wall lights and a Georgian glazed door leading into:

## Dining Room

12'6 x 8' approx (3.81m x 2.44m approx)  
The dining room has a double glazed tilt and slide patio door with fixed full length window adjacent to the rear, engineered oak flooring, understairs storage cupboard, cornice to the wall and ceiling and a radiator.

## Kitchen

12'7 to 10'8 x 6'6 approx (3.84m to 3.25m x 1.98m approx)  
The kitchen is fitted with Schreiber units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has an integrated Miele dishwasher, cupboards and drawers below, Bosch double oven including grill and microwave with drawer below and cupboard above, integrated Hotpoint washer/dryer, upright shelved pantry cupboard, integrated frost-free fridge/freezer with a shelved cupboard over, matching eye level wall cupboards with lighting beneath the cupboards to one wall, tiling to the walls by the work surface areas, recessed lighting to the ceiling, wall mounted Vaillant boiler and a double glazed window to the rear.

## First Floor Landing

Opaque double glazed window to the side, chrome spindle balustrade with a wooden hand rail on the landing, hatch to the loft and doors to:

## Bedroom 1

12'4 to 10'4 x 8'9 approx (3.76m to 3.15m x 2.67m approx)  
Double glazed window to the rear, laminate flooring, radiator and a built-in wardrobe with sliding doors.

## Bedroom 2

11'3 to 9'2 x 8'9 approx (3.43m to 2.79m x 2.67m approx)  
Double glazed window to the front, laminate flooring, radiator and double wardrobe with sliding doors.

## Bedroom 3

11' x 8' to 5'9 approx (3.35m x 2.44m to 1.75m approx)  
Double glazed window to the front, laminate flooring, radiator and two shelves to one wall with the bulkhead for the stairs providing an ideal place to fit a wardrobe or similar pieces of furniture.

## Bedroom 4

9'4 x 6'9 to 5'9 approx (2.84m x 2.06m to 1.75m approx)  
Double glazed window to the rear, radiator, engineered oak flooring and built-in wardrobe with hanging rail with full length shelving behind.

## Bathroom

The bathroom has recently been re-fitted and is fully tiled with mirrored panelling to one wall and has a panelled bath with a wall mounted mixer tap, corner shower with a mains flow shower system including a rainwater shower head and hand held shower with tiling to two walls and curved glazed doors and protective screens, wall mounted hand basin with a mixer tap and a mirror with ambient light and a point for an electric shaver or toothbrush charger to the wall above and a low flush w.c., recessed lighting to the ceiling, opaque double glazed window with shutters, chrome ladder towel radiator, fully tiled floor and an X-pelair fan.

## Outside

At the front of the property there is a block edged tarmac driveway which provides off road parking with borders to the sides and there is access to the covered area at the side of the house.

The house has an excellent East/West orientation, enjoying the rising sun at the front and full sun during the rest of the day in the rear garden until sunset and provides a lovely place to sit and enjoy outside living and has a patio to the immediate rear of the house leading onto an astroturf lawn which has a raised brick bed to the left and a well stocked bed to the right hand side and at the bottom of the garden there is a patio in front of the garden room/office with the garden being kept private by having a fence to the left hand boundary and a brick wall to the bottom of the garden where there is a further brick edged bed. There is outside lighting and an external water supply is provided.

## Covered Area/Car Port

24'6 x 7'10 approx (7.47m x 2.39m approx)  
To the right hand side of the property there is a covered area which has an electric roller door to the front and this is positioned in front of the garage and provides an ideal place to park a car or to use for storage, drying or a play area, there are power points and lighting and double gates lead to the rear garden.

## Garage

14'8 x 8'3 approx (4.47m x 2.51m approx)  
The garage provides an ideal storage facility and has an up and over door to the front, power points and lighting are provided and there is fitted shelving and storage in the roof space.

## Garden Room/Office

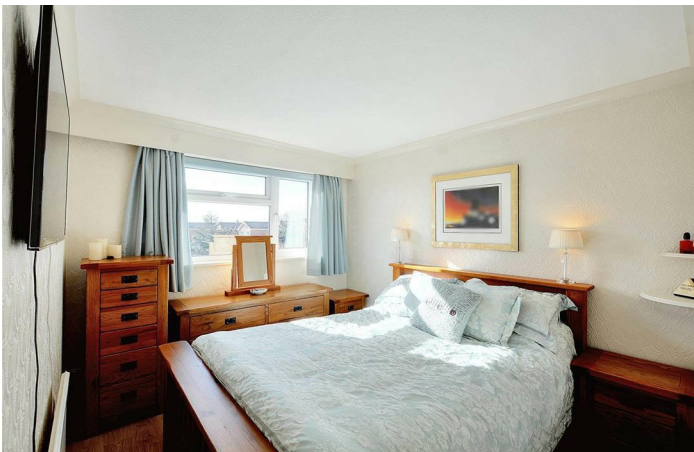
11' to 7'6 x 13' to 8'5 approx (3.35m to 2.29m x 3.96m to 2.57m approx)  
The office/garden room is positioned at the rear of the garage and this has double opening, double glazed French doors with double glazed windows to the side and front, electric radiator, shelving to two walls and cabling for a wall mounted TV.

## 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.  
7819AMMP

## Council Tax

Erewash Borough Council Band D

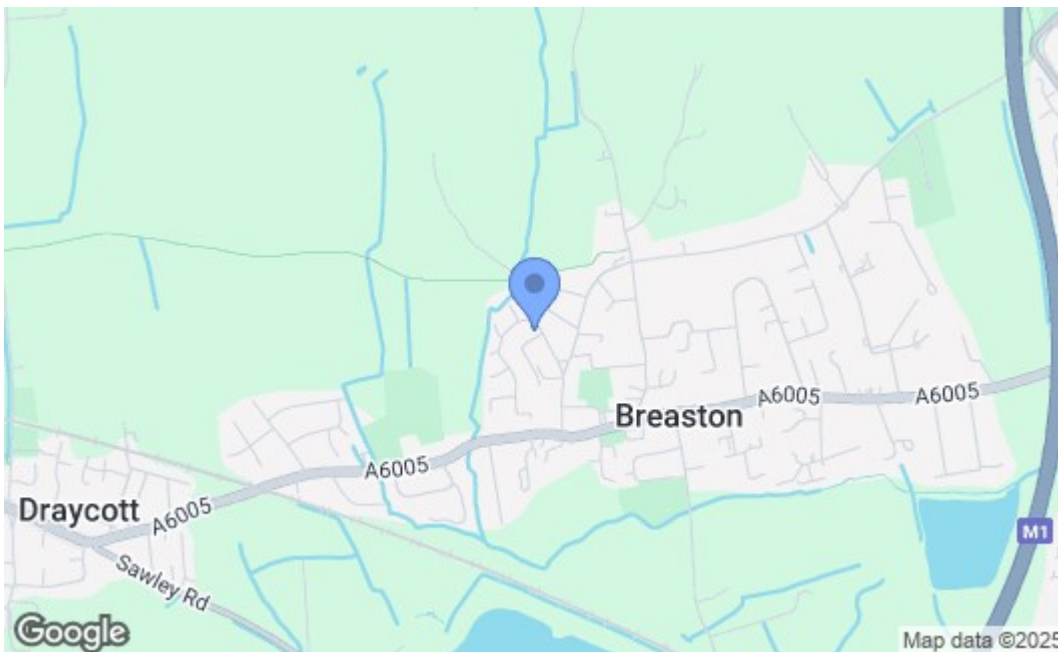


GROUND FLOOR  
730 sq ft. (67.8 sq m.) approx.

1ST FLOOR  
392 sq ft. (36.4 sq m.) approx.



TOTAL FLOOR AREA: 1122 sq ft. (104.2 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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