



Holmes Road,  
Breaston, Derbyshire  
DE72 3BT

**Price Guide £340-350,000**  
**Freehold**





AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF BREASTON WITH DRIVE, GARAGE AND REAR GARDEN

Robert Ellis are delighted to bring to the market a property that has been very well maintained by the current owners and is ready to move into. It would ideally suit the growing family as the property is within easy reach of local schools provided by the village and to other amenities and facilities, as well as excellent transport links, all of which have helped to make this a very popular and convenient place to live. A key feature of the property is the newly fitted kitchen diner which is open plan with french doors opening on to the garden. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, downstairs W.C, lounge, open plan modern kitchen diner with french doors to the rear garden. To the first floor there are four good sized bedrooms and a family bathroom. Outside there is off road parking for 2/3 vehicles and side access leading to the privately enclosed and landscaped rear garden and a detached brick built garage.

As previously mentioned, Breaston has schools for younger children, a number of local shops, there are three pubs, a bistro restaurant and various coffee eateries with schools for older children being found in Long Eaton where there is Trent College and Wilsthorpe Academy with shopping facilities in Long Eaton including Asda, Tesco and Aldi stores as well as many other retail outlets. The property is perfectly situated for great local walks. 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, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

4'6 x 2'5 approx (1.37m x 0.74m approx)

UPVC front door with inset glass, newly carpeted flooring, ceiling light, with a door to the downstairs W.C and door to the lounge.

### Lounge

11'5 x 17'6 approx (3.48m x 5.33m approx)

With a UPVC double glazed bay window overlooking the front, newly carpeted flooring, ceiling light and wall lights, with gas fireplace, radiator and TV point

### Ground Floor w.c.

2'3 x 5'2 approx (0.69m x 1.57m approx)

UPVC double glazed obscure window to the front, tiled flooring, ceiling light, low flush W.C, with sink and modern splash-back tiling behind with storage cupboard below.

### Open Plan Kitchen Diner

14'7 x 11'9 approx (4.45m x 3.58m approx)

With UPVC double glazed french doors opening onto the rear garden, UPVC back door to the side and a UPVC double glazed window overlooking the garden, tiled flooring, two ceiling lights, radiator, tv point and under-stairs cupboard. The kitchen comprises of a newly fitted white gloss wall and base units which are soft closing, rolled edge modern laminate worktop and splash-back, stainless steel inset sink and drainer with swan neck mixer tap, four ring induction hob and extractor, in built oven, space for washing machine, standing fridge freezer and dishwasher.

### First Floor Landing

11'7 x 5'5 approx (3.53m x 1.65m approx)

UPVC double glazed obscure window to the side, newly fitted carpeted flooring, ceiling light, radiator and access to the loft with a loft hatch.

### Bedroom 1

8'6 x 11'9 approx (2.59m x 3.58m approx)

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

### Bedroom 2

11'6 x 7 approx (3.51m x 2.13m approx)

UPVC double glazed window overlooking the front, laminate flooring, ceiling light and radiator.

### Bedroom 3

8'3 x 7 approx (2.51m x 2.13m approx)

UPVC double glazed window to the front, laminate flooring, radiator, ceiling light and in-built storage cupboard

### Bedroom 4

9'1 x 5'5 approx (2.77m x 1.65m approx)

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

### Bathroom

5'1 x 8'5 approx (1.55m x 2.57m approx)

UPVC double glazed obscure window to the side elevation, vinyl flooring, ceiling light, towel radiator, enclosed corner shower unit, low flush w.c, freestanding sink and separate bath.

### Garage

18'7 x 7'8 approx (5.66m x 2.34m approx)

Brick built detached garage with in built wall units for storage, metal up and over door with power and lighting, wooden window the rear and wooden door with inset glass to the side.

### Outside

To the front there is a driveway to the left hand side with a large pebbled area. Access from the front to the rear garden is via the left hand side through a wooden gate which leads to a car port covered area and on to the brick built detached garage. To the rear there is an easily maintained and landscaped patio area with steps up to a summerhouse. The garden is fully enclosed by fence and brick walls.

### 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 council band D

### Additional Information - Agents Notes

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

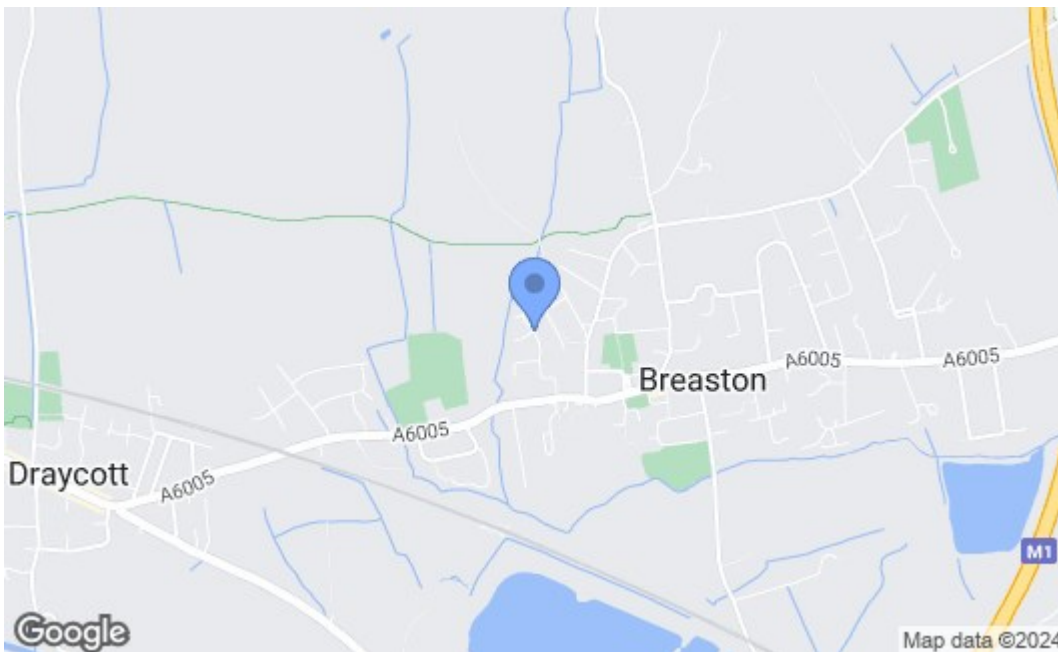
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(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	

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.