



Belmont Avenue,  
Breaston, Derbyshire  
DE72 3AA

**£395,000 Freehold**





THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A LARGE PLOT WITH PRIVATE GARDENS TO THE REAR.

This is a detached bungalow which was originally three bedrooms but has been converted into a two double bedroom property and which, having exceptional development potential, now lends itself to a new owner stamping their own mark on their next home. The property is being sold with the benefit of NO UPWARD CHAIN and it is ready to move into without having to carry out any major works, but in time we are sure a new owner would want to alter the property to suit their own requirements. A particularly important feature of the property is the size of the plot with there being a large rear garden which is level and provides lawned areas with it being kept private by having fencing to the boundaries. For the size of the accommodation and privacy of the garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the bungalow for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating (with a new boiler) and double glazing and includes a spacious reception hall, a large lounge which includes a dining area, a large breakfast kitchen which is fitted with extensive ranges of wall and base cupboards and a newly installed integrated fridge/ freezer. From the kitchen there is a door leading out to the conservatory which connects to the rear garden and to the driveway to the right hand side. There are two double bedrooms and the bathroom was converted into a shower room and has a walk-in shower, but could easily have a bath fitted if this was preferred by a new owner. Outside there is a large block paved parking and small integrated gardens at the front with a drive running down the right hand side of the property to a large brick garage which is positioned at the rear. The rear garden has various lawns with a path running the full length of the garden. There is a large wooden shed, a potting shed and a greenhouse with the garden being kept private by having fencing to the boundaries.

The property is within easy reach to the centre of Breaston village where there are various shops, three local pubs, a bistro restaurant and various coffee eateries, there are healthcare and other facilities which include several local golf courses, walks in the surrounding picturesque countryside while transport links include proximity to J25 of the M1 which is roughly only a mile away from Breaston, Long Eaton and East Midlands Parkway train stations, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with inset leaded opaque glazed panel leading to:

### Reception Hall

The spacious reception hall has two radiators and a double built-in cloaks cupboard which also houses the electric consumer unit. A hatch with drop down ladder to loft provides access to roof space which could be developed to accommodate an additional bedroom if desired.

### Lounge/Dining Room

21'0" x 11'10" approx (6.42m x 3.62m approx)

This large main reception room was originally two rooms that have combined into one and could easily be converted back if required. There is a double glazed window to the front, two side windows, all with leaded top panels, three burner Windsor style gas fire set in a feature stone fireplace with wooden top plinths to either side and a Cornish slate tiled hearth and back plate, two radiators, two wall lights and a Georgian glazed door leading into the hall.

### Breakfast Kitchen

16'4" x 8'7" approx (4.98m x 2.63m approx)

The breakfast kitchen is fitted with oak finished units and has a stainless steel sink with a mixer tap and a four ring Bosch induction hob set in a work surface which extends to two walls and has drawers, oven, cupboards, an integrated dishwasher, telescopic towel rail and an automatic washing machine below. Further work surface extending to two walls having a breakfast bar at one end and below this work surface area there is an extensive range of cupboards, a newly installed integrated fridge and a freezer, matching eye level wall cupboards including display cabinets and shelving with lighting under and a hood over the cooking area. Tiling to the walls by the work surface areas, radiator and a half opaque double glazed door leading into:

### Conservatory

15'7" x 9'9" approx (4.75m x 2.99m approx)

The conservatory has double opening double glazed French doors leading out to the rear of the garden with double opening doors with inset opaque double glazed panels leading out to the drive and garage access at the side, double glazed windows to the rear and side with leaded top panels, polycarbonate sloping roof and tiled flooring.

### Bedroom 1

11'3" x 11'3" approx (3.43m x 3.43m approx)

Double glazed window to the rear with leaded top panels, drawer units to either side of the bed position with cupboards over, two bedside wall lights, range of wardrobes extending along a second wall with cupboards over and a radiator.

### Bedroom 2

11'11" x 11'10" approx (3.64m x 3.62m approx)

Double glazed window to the front with leaded top panels, radiator, cornice to the wall and ceiling with a recently installed boiler housed in a fitted cupboard.

### Shower Room

The shower room was originally a bathroom but the bath was removed and a walk-in shower fitted with tiling to two walls having a sliding glazed door and protective screens and an electric shower. A hand basin is set

in a surface with cupboards and drawers beneath, low flush w.c. with a concealed cistern, radiator, opaque double glazed window with leaded top panels, glazed shelf and double cupboard set in a recess and wall mounted mirror with a light over.

### Outside

At the front of the property there is a large block paved parking area with the drive extending down the right hand side to the garage which is positioned to the rear. There are borders at the front and left hand side with a low level wall to the front, a fence to the left and Californian block wall to the right hand boundary.

The large rear garden (159' deep x 41' wide) is a particularly important feature of this detached bungalow due to its extensive size. It has a lawn to the rear with borders to the sides with a path running the full extent of the garden where there are further lawned areas. There is a slabbed patio next to a large wooden shed with there also being a potting shed. Towards the bottom of the garden there are ample apple and damson fruit trees and a greenhouse (which needs attention) while the garden is kept private by having fencing to the side and rear boundaries. An outside water supply is provided.

### Garage

16'6" x 10'6" approx (5.03m x 3.20m approx)

There is a large brick built garage with an up and over door to the front and windows to the side and rear and which has lighting and double electrical outlets installed.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for 1/4 mile and turn right into Belmont Avenue and the property can be found on the left. 8261AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 47mbps 1000Ultrast mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

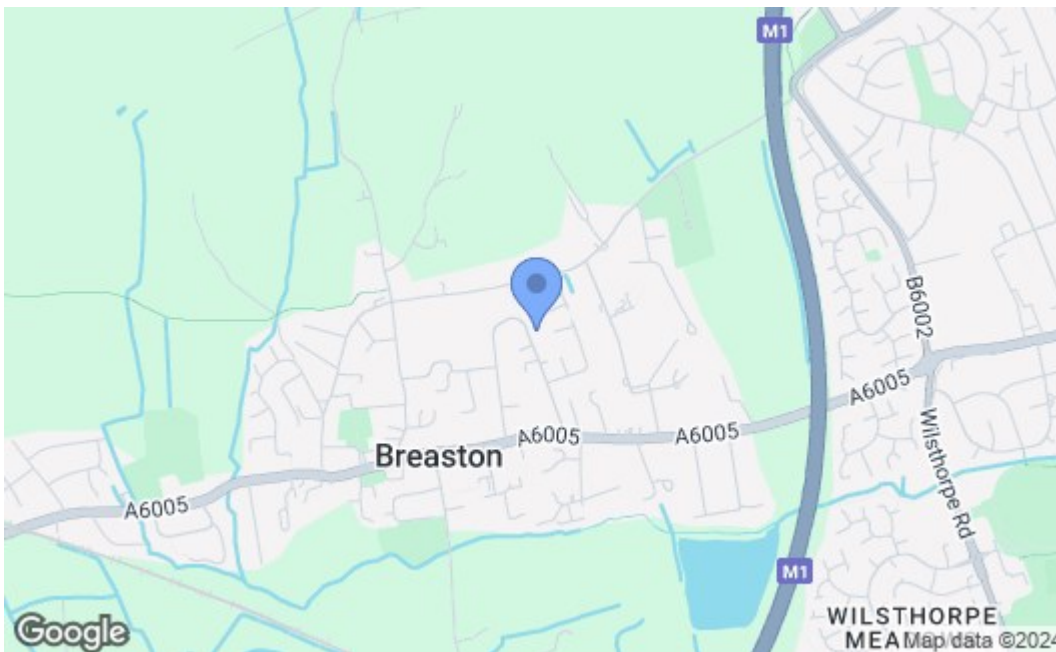






48 BELMONT AVENUE

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix (2022)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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