



Grange Avenue,  
Breaston, Derbyshire  
DE72 3BX

**£250,000 Freehold**





A TWO BEDROOM SEMI DETACHED HOUSE FOUND IN THIS DESIRABLE VILLAGE LOCATION.

Robert Ellis are delighted to offer to the market this semi detached home on Grange Avenue, located just off Stevens Lane. Situated within Breaston, a charming and sought-after village which boasts a blend of traditional character and modern conveniences, making it an ideal location for families, professionals, and retirees alike. In the heart of Breaston is its quaint village green, surrounded by local shops, cozy pubs, and eateries that exude a welcoming atmosphere. The area is rich in history, featuring attractive period properties and stunning countryside views. Breaston is well connected, with excellent transport links to nearby towns such as Derby, Nottingham, and Long Eaton. The M1 motorway and East Midlands Airport are just a short drive away, making it a convenient choice for commuters. The village is also known for its excellent schools and vibrant community events, further enhancing its appeal.

This two bedroom semi detached home is ideal for a first time buyer or someone looking to downsize. Internal accommodation briefly comprises of an entrance hall, lounge with an open fire, kitchen diner to the rear aspect overlooking the rear garden whilst also boasting an exposed brick fireplace with a log burner. To the first floor, there are two bedrooms with the master bedroom offering an WC as well as a feature fireplace. There is a second double bedroom and a great sized bathroom. Externally, there is off road parking to the front and a low maintenance lawned rear garden.

The property is only a few minutes walk away from the centre of Breaston village where there are a number of local shops, various coffee eateries, there are three local pubs, a bistro restaurant and more shopping facilities can be found in nearby Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are walks in the surrounding picturesque countryside, healthcare and sports facilities which include several local golf courses and the excellent transport links include J25 of the M1 which is only a mile 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.





### Entrance Hall

Double glazed door to the front, stairs to the first floor and door to:

### Lounge

11'11" x 12'5" max approx (3.63m x 3.78m max approx)  
Double glazed window to the front, original fireplace and surround with open fire, door to kitchen and a radiator.

### Dining Kitchen

15'10" x 12'11" approx (4.83m x 3.94m approx)  
Matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring gas hob, extractor hood over, space for a fridge freezer, plumbing for a washing machine and dishwasher, exposed brick fireplace with inset log burner, radiator, double glazed window and door to the rear.

### First Floor Landing

Window to the side and doors to:

### Bedroom 1

12'7" x 11'11" approx (3.84m x 3.63m approx)  
Two double glazed windows to the front, radiator, feature fireplace and door to w.c.

### Separate w.c.

Low flush w.c. and wash hand basin.

### Bedroom 2

13' x 9'7" approx (3.96m x 2.92m approx)  
Double glazed window to the rear, radiator and built-in storage cupboards.

### Bathroom

Double glazed window to the rear, low flush w.c., panelled bath, pedestal wash hand basin, part tiled walls, wall mounted electric shower and extractor fan.

### Outside

To the front of the property there is off road parking.

There is a patio area to the rear with a lawned garden, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Turn right into Stevens Lane and left into Grange Avenue.  
8414AMCO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 46mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

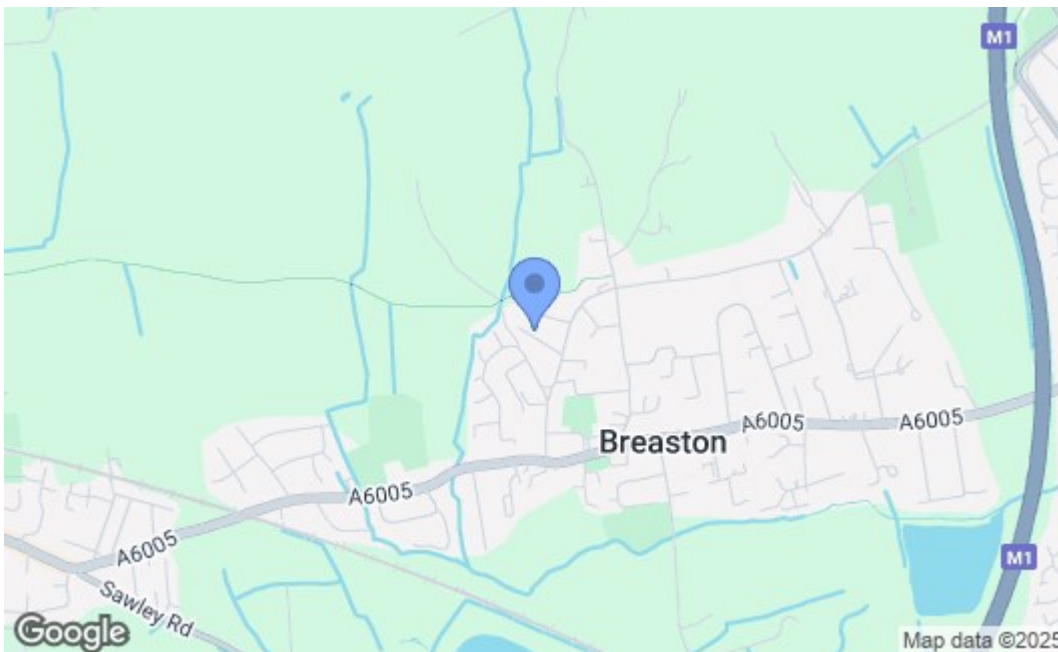
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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	

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.