



Grosvenor Avenue,  
Breaston, Derbyshire  
DE72 3AB

**£414,950 Freehold**



A WELL PRESENTED AND SPACIOUS, THREE DOUBLE BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, CARPORT, GARAGE AND LOW MAINTENANCE GARDEN, SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to bring to the market this fantastic example of a spacious three double bedroom, detached bungalow. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. There is off street parking, a carport and brick built garage with the property and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a large entrance hallway with built in storage cupboards, lounge, kitchen with integrated appliances, master bedroom with fitted wardrobes and a three piece en-suite shower room, bedroom two with fitted wardrobes, a third double bedroom and three piece family bathroom suite. To the exterior there is a low maintenance front garden with ample off street parking via a driveway, a carport and a brick built garage with a window and up and over manual door. There is also a low maintenance rear garden with a patio area, artificial turf, raised flower beds and wooden shed.

Located in the popular and award winning village of Breaston, close to a wide range of local schools, shops and parks. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just a short drive away.



### Entrance Hall

uPVC double glazed front door, carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

### Lounge

12'4 x 14'1 approx (3.76m x 4.29m approx)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Kitchen

9'6 x 11'7 approx (2.90m x 3.53m approx)

uPVC double glazed window overlooking the front with uPVC double glazed door leading to the side, vinyl flooring, integrated fridge/freezer, integrated electric oven, gas hob and overhead extractor fan, space for dishwasher, space for washing machine, painted plaster ceiling, ceiling light.

### Master Bedroom

13'5 x 10'4 approx (4.09m x 3.15m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### En-Suite Shower Room

5'7 x 5'6 approx (1.70m x 1.68m approx)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, single enclosed shower unit, top mounted sink, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

13'7 x 9'2 approx (4.14m x 2.79m approx)

uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

7'6 x 10'9 approx (2.29m x 3.28m approx)

uPVC double glazed window overlooking the side, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

7'0 x 5'8 approx (2.13m x 1.73m approx)

uPVC double glazed patterned window overlooking the side, carpeted flooring, bath, WC, pedestal sink, radiator, painted plaster ceiling, ceiling light.

### Outside

This property sits within a quiet cul-de-sac of Breaston, an aware winning Derbyshire village and to the front, benefits a low maintenance garden with ample off street parking via a driveway and a carport. There is access into the brick built garage through an up and over manual door. The garage benefits power and lighting throughout with a uPVC window letting natural light in. To the rear, there is a low maintenance garden with a patio area, artificial turf, raised flower beds and wooden shed.

### Directions

Proceed out of Long Eaton along Derby Road continuing into the village of Breaston. Take the right hand turning into Belmont Avenue and Grosvenor Avenue can be found as the first turning on the right.

8465RS

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 9 mbps

Superfast 66 mbps

Ultrafast 1000 mbps

Phone Signal –O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

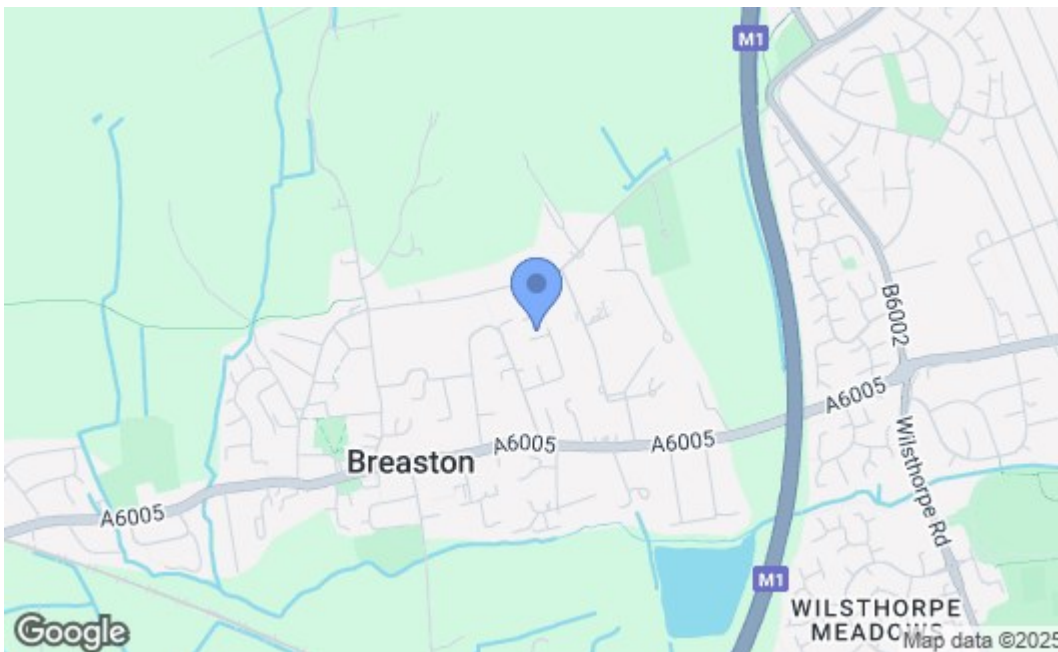
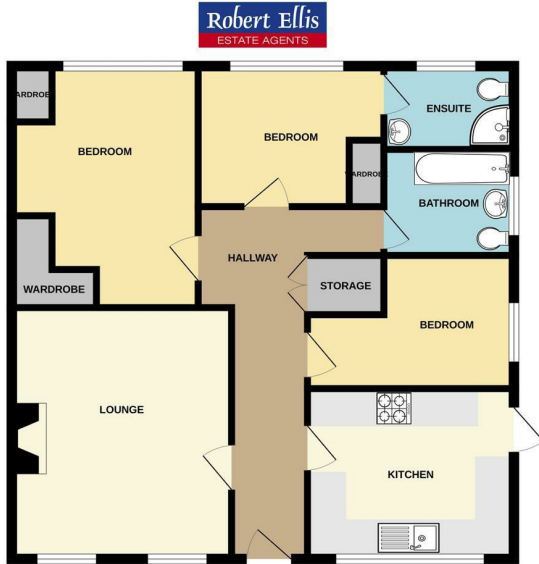
Flood Defenses – No

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			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	42		
(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.