



Belmont Avenue,  
Breaston, Derbyshire  
DE72 3AA

**£314,950 Freehold**



A WELL PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED LOW MAINTENANCE GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this superb example of a spacious, three bedroom semi-detached house situated at the heart of this award winning Derbyshire village. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with an extension to the rear that has created a wonderful open plan kitchen/dining/living space. This property would be perfect for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, lounge and open plan kitchen/dining/living room with integrated appliances and a built in pantry, with access through French doors into the garden. To the first floor, the landing leads to three generous bedrooms and a three piece family shower room. To the front, the property benefits ample off street parking for several vehicles and access into the rear through a gate. To the rear there is an enclosed, private and low maintenance garden with a patio area, decking and artificial turf.

Located in the popular and award winning Derbyshire village of Breaston, close to a wide range of local schools, shops and parks. There are fantastic transport links in the local area including nearby bus stops and easy access to major road links such as the M11, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away. Long Eaton town centre is within a 10 minute drive where further shops, supermarkets and healthcare facilities can be found.



### Entrance Hall

Composite front door, laminate flooring, radiator, painted plaster ceiling, spotlights.

### Downstairs WC

3'5 x 4'5 (1.04m x 1.35m)

uPVC double glazed frosted window overlooking the front, laminate flooring, WC, top mounted sink, painted plaster ceiling, spotlights.

### Lounge

15'1 x 11'3 (4.60m x 3.43m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, electric fireplace, painted plaster ceiling, ceiling light.

### Kitchen/Dining/Living

19'1 x 12'6 x 22'3 (5.82m x 3.81m x 6.78m)

uPVC double glazed window overlooking the rear with uPVC double glazed door leading to the side and uPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, built in pantry, painted plaster ceiling, spotlights, integrated double electric oven, integrated fridge, integrated freezer, integrated dishwasher, space for washing machine, integrated 5 ring gas hob with overhead extractor fan, wall mounted boiler with boiler housing.

### First Floor Landing

uPVC double glazed window overlooking the side, loft hatch with pull down loft ladders, painted plaster ceiling, ceiling light.

### Bedroom One

15'0 x 9'6 (4.57m x 2.90m)

uPVC double glazed windows overlooking the front and the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'4 x 7'5 (3.15m x 2.26m)

uPVC double glazed windows overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

6'7 x 6'9 (2.01m x 2.06m)

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

### Family Shower Room

5'2 x 6'7 (1.57m x 2.01m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, double walk in shower unit, WC, pedestal sink, heated towel rail, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is ample off street parking for several vehicles and access to the side through a gate. To the rear there is an enclosed and private garden which is low maintenance consisting of decking, patio and artificial turf.

### 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.  
8429RS

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY

Broadband Speed -

Standard 7 mbps

Superfast 47 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

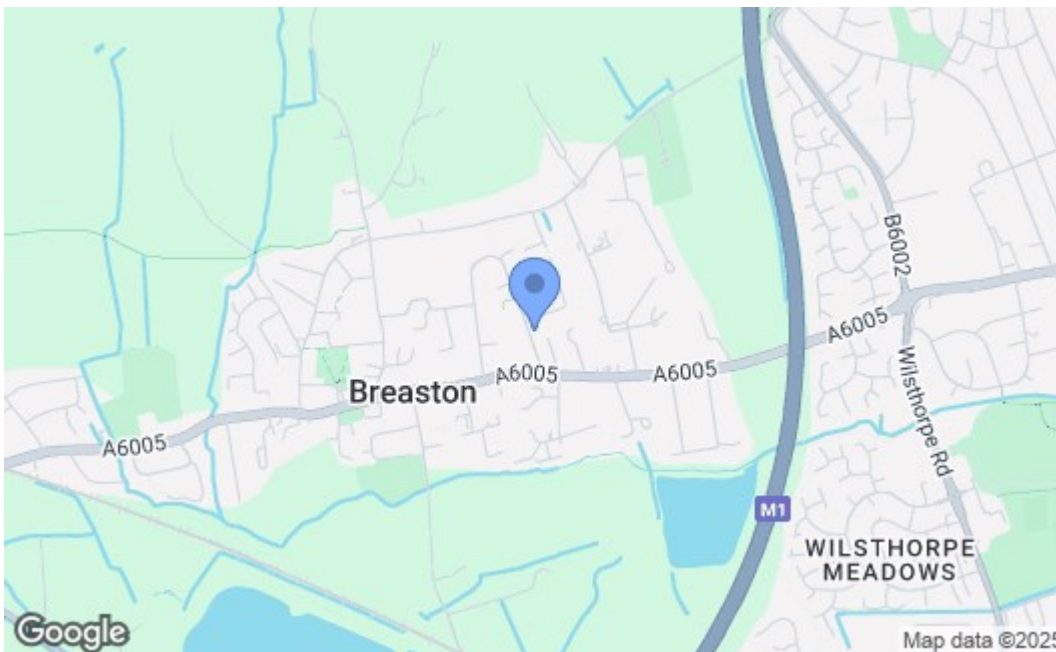
Flood Defenses – No

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) <b>A</b>  |  |                         | <b>86</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>66</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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.