



Grosvenor Avenue,  
Breaston, Derbyshire  
DE72 3AB

**£375,000 Freehold**





A TWO BEDROOM DETACHED BUNGALOW FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are pleased to bring to the market this two bedroom detached bungalow, situated in a highly sought after location. Located just off Belmont Avenue and constructed around 1995, the property is set within a quiet residential area, just a short stroll from the village centre, where you find a range of local amenities, including independent shops, cafe, a post office and traditional pubs. Breaston is a picturesque and friendly village, known for its strong sense of community and excellent local services. The village offers scenic countryside walks, a well-regarded primary school, and convenient transport links, with easy access to the A52, M1, and East Midlands Parkway, making it ideal for commuters.

The bungalow itself features a well-proportioned layout and in brief the internal accommodation briefly comprises of an entrance hall, kitchen diner, living room, conservatory, two bedrooms with the master bedroom boasting an en-suite shower and a main bathroom just off the hallway. Externally, there is a front and rear garden, driveway and garage.

The property is a few minutes walk away from the centre of Breaston village where there are local shops, schools for younger children, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside, there are further main shopping facilities found in Long Eaton which is only a few minutes drive away and these include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are independent and state senior schools within easy reach of the property and the excellent transport links include J25 of the M1, 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 side, loft access hatch, radiator and doors to:

### Kitchen

11'5 x 9'5 approx (3.48m x 2.87m approx)

Double glazed window to the front, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob and extractor over, space for a fridge freezer, plumbing for a washing machine,

### Lounge

14'11 x 12'2 approx (4.55m x 3.71m approx)

Door to conservatory, coving to the ceiling, gas fire, hearth and mantle, radiator.

### Conservatory

10'4 x 9' approx (3.15m x 2.74m approx)

Brick base with double glazed windows and door to the front, tiled flooring.

### Bedroom 1

12'11 x 12'2 approx (3.94m x 3.71m approx)

Double glazed window to the rear, radiator and fitted wardrobes. Door to:

### En-Suite

Low flush w.c., pedestal wash hand basin, part tiled walls, extractor fan, linoleum flooring, Velux window, single shower cubicle with mains flow shower.

### Bedroom 2

9'6 x 9'3 approx (2.90m x 2.82m approx)

Double glazed window to the rear and built-in wardrobes.

### Bathroom

Double glazed window to the side panelled bath with mains flow shower over and glazed protective screen, low flush w.c., pedestal wash hand basin, fully tiled walls and floor, linoleum flooring, chrome heated towel rail.

### Outside

The front garden is gravelled with flowers and shrubs to the borders, a car port leading down the side of the bungalow providing off road parking and leading to the

garage.

The garden to the rear has been designed for low maintenance with gravelled areas, planters and bushes and shrubs to the borders, fencing to the boundaries.

### Garage

Single garage with an up and over door.

### 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.

8431AMCO

### 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

Broadband Speed - Standard 9mbps Superfast 66mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

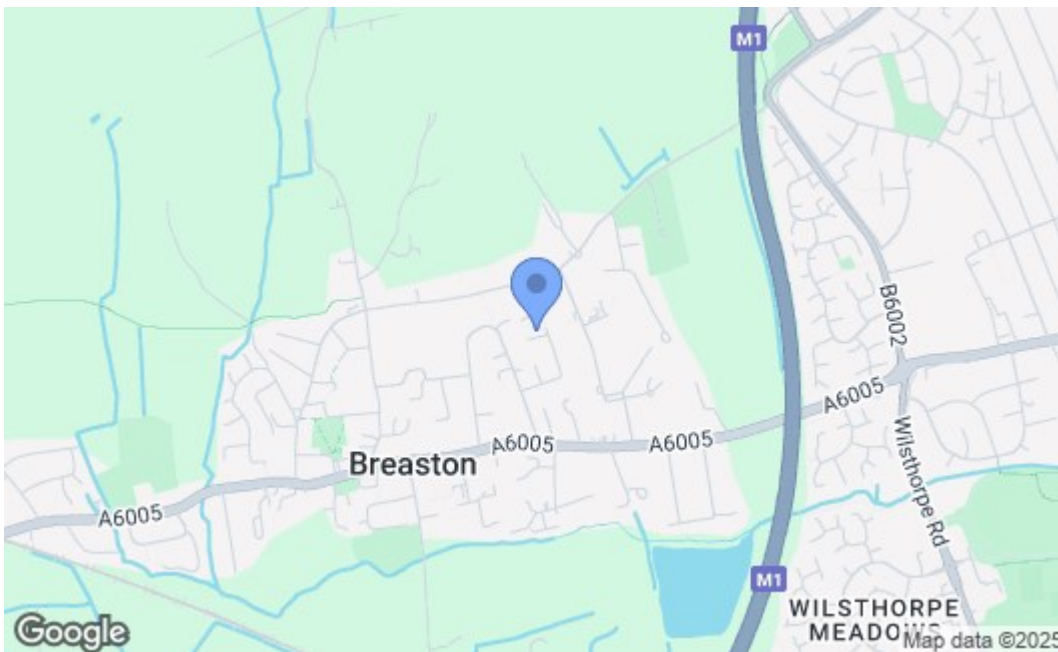
Flood Defenses – No

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			85
(81-91) B			
(69-80) C		67	
(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.