



Park Street,  
Breaston, Derbyshire  
DE72 3AD

**£249,995 Freehold**





THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE.

Being located on this quiet cul-de-sac near the heart of Breaston village, this traditional bay fronted three bedroom semi detached property will provide a new owner with the opportunity to stamp their own mark on their next home. The property is situated in a quiet cul-de-sac and for the size, layout and potential of the property to be appreciated, we recommend that interested parties who are looking for a project, do take a full inspection so they can see all that is included in the property for themselves. Breaston village has a number of local amenities and facilities including schools for younger children, various local shops and is also close to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

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 and double glazing. Being entered through an open porch and front door, the house includes a reception hallway with stairs leading to the first floor, a lounge with a bay window to the front, the dining kitchen needs re-fitting and has doors leading out to the side and rear garden and to the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite complete with a shower over the bath. Outside there is a driveway and garden area at the front of the house with double gates to the left hand side which provides access to the rear where there is a detached garage and a private, South Westerly facing rear garden.

As previously mentioned Breaston offers a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside 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.





### Porch

Open porch with tiled flooring, front door with two inset glazed leaded panels and opaque glazed panels to either side and above leading to:

### Reception Hall

Stairs with balustrade leading to the first floor and cupboard under where the electricity and gas meters and electric consumer unit are housed, cornice to the wall and ceiling and a radiator.

### Lounge/Sitting Room

14'6 plus bay x 11'6 approx (4.42m plus bay x 3.51m approx)

Double glazed bay window to the front, brick fireplace with a tiled hearth, cornice to the wall and ceiling and a radiator.

### Dining Kitchen

17'4 x 9'3 approx (5.28m x 2.82m approx)

The kitchen needs re-fitting and currently has a sink with a mixer tap and a four ring hob set in an L shaped work surface with cupboards, oven and space for an automatic washing machine below, matching eye level wall cupboards, tiled walls to the work surface areas, further work surface with spaces for a fridge and freezer under, radiator, cornice to the wall and ceiling, half double glazed door leading out to the side and a full height double glazed door with a matching glazed side panel leading out to the rear of the property.

### First Floor Landing

Opaque double glazed window to the side and the balustrade continues from the stairs onto the landing.

### Bedroom 1

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

Double glazed bay window to the front and a radiator.

### Bedroom 2

12'3 x 11'2 approx (3.73m x 3.40m approx)

Double glazed window to the rear, radiator and the Baxi boiler is housed in a built-in airing/storage cupboard.

### Bedroom 3

6'6 x 6'4 approx (1.98m x 1.93m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rail and a mixer tap and

shower, pedestal wash hand basin and a low flush w.c., opaque double glazed window with a further eye level double glazed window, wall cupboard and a radiator.

### Outside

At the front of the property there is a concrete driveway with off road parking and a lawn with borders to the sides and a fence to the front and side, double gate to the left of the property which provides access to the rear.

The rear garden has a block paved path leading onto a barked area, the garden being kept private by having fencing to the side and rear boundaries.

### Garage

There is an asbestos panelled garage with double doors to the front positioned to the rear of the house.

### Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and the bridge into Breaston, taking the fifth turning on the right hand side into Belmont Avenue. Turn right into Grosvenor Avenue and left into Park Street. 8450AMMP

### 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 6mbps Superfast 66mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, 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





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be used for any purpose other than that intended. The services, systems and appliances shown are not shown tested and no guarantee is given for their operation or efficiency for the given. Made with Merge 12025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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