



Mount Street,
Breaston, Derbyshire
DE72 3AJ

£259,950 Freehold

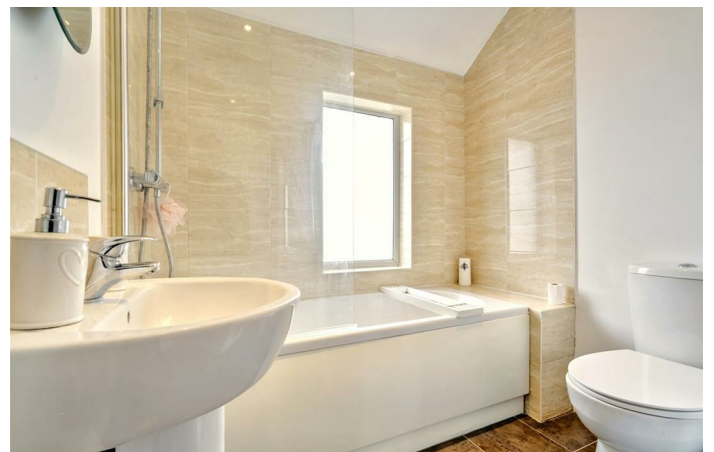


THIS IS A FULLY UPGRADED TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS A LONG SOUTH FACING REAR GARDEN.

Being located on Mount Street, which is a quiet road close to the heart of this most sought after village, this is a traditional refurbished and upgraded three bedroom semi detached property which is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. For the size and layout of the accommodation and privacy of the South facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of local shops, schools for younger children and excellent transport links also being within easy reach, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the house includes a reception hall, lounge with a feature flame effect wall mounted gas fire, a large dining/living kitchen which has wood grain finished units and double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to the three good size bedrooms and the bathroom which has a white suite with a mains flow shower system over the bath. Outside there is a slate chipped garden area at the front which could easily be changed into off road parking if this was preferred by a new owner and at the rear there is the South facing garden which is over 100ft in length and has a patio and decked area leading onto a long lawned garden which is kept private by having fencing and hedging to the boundaries.

The property is only a few minutes walk away from the village centre where there are various local shops, three pubs, a bistro restaurant and a number of coffee eateries, there are schools for younger children with those for older children being a short drive away, there are further shopping facilities found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities which includes 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.



Stylish composite front door with two inset leaded ornate glazed panels leading to:

Reception Hall

Radiator, stairs with feature stainless steel hand rail leading to the first floor and a panelled door to:

Lounge/Sitting Room

13' x 11'3 approx (3.96m x 3.43m approx)

Double glazed window with leaded top panels to the front, feature flame effect wall mounted gas fire, radiator and panelled door to:

Dining Kitchen

16'2 x 11'3 approx (4.93m x 3.43m approx)

The large dining kitchen is fitted with wood grain finished units and has a 1½ bowl sink with a mixer tap and a four ring Siemens hob set in a work surface which extends to two walls and has spaces for a dishwasher, automatic washing machine, drawers and oven below, space for an upright fridge/freezer, matching eye level wall cupboards with lights under and a hood to the cooking area, tiling to the walls by the work surface areas, radiator, tiled flooring, double glazed window to the rear and double opening, double glazed French doors leading out to the rear garden and an understairs storage cupboard which houses the electricity meter and electric consumer unit.

First Floor Landing

Double glazed window to the side, hatch to loft and panelled doors to:

Bedroom 1

11'4 x 9'8 approx (3.45m x 2.95m approx)

Double glazed window to the front, radiator and a feature original fireplace.

Bedroom 2

11'3 x 9'2 approx (3.43m x 2.79m approx)

Double glazed window overlooking the rear garden, radiator and original feature fireplace.

Bedroom 3

7'8 x 6'6 approx (2.34m x 1.98m approx)

Double glazed window overlooking the rear garden and a radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over having a

rainwater shower head and hand held shower, tiling to the walls and protective glazed screen, pedestal wash hand basin with a mixer tap and tiled splashback with an adjustable mirror to the wall above, low flush w.c., electric shaver point, tiled flooring and a chrome ladder towel radiator.

Outside

At the front of the property there is a slate chipped garden area which helps to keep maintenance to a minimum and a path runs across the front of the property providing access to the front door and extends down the left hand side through a gate to the rear. There is a fence to the left hand boundary and a low level hedge to the right hand side. The front garden could be changed to provide off road parking if this was preferred by a new owner.

The rear garden is over 100ft in length and has a slabbed patio and decked area to the immediate rear of the property with a long lawn leading down to the bottom of the garden which has fencing to the right hand side and a hedge to the left and being South facing the garden provides several areas to sit and enjoy outside living.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into the village of Breaston. Proceed for some distance take the left turning onto Maxwell Street and left again onto Mount Street. 8513AMMP

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, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

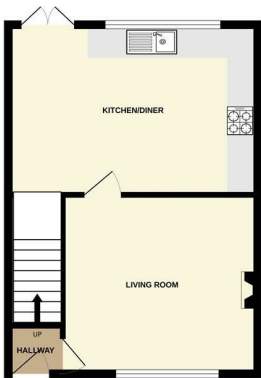
Any Legal Restrictions – No

Other Material Issues – No

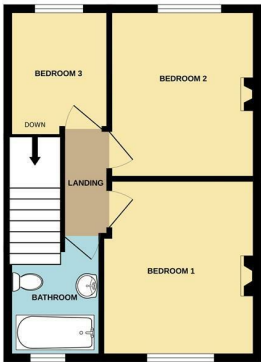


Robert Ellis
ESTATE AGENTS

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other form are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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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.