



Hills Road,  
Breaston, Derbyshire  
DE72 3DF

**£374,950 Freehold**





A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND SOUTH FACING GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED WITHIN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis is delighted to bring to the market this superb example of a four bedroom semi-detached family home situated within the award winning and sought after village of Breaston. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst being renovated and maintained to a high standard by the current owner having new windows and doors, soffits, fascias and guttering, kitchens and bathrooms fitted throughout with an attic conversion into a fourth bedroom. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, open plan kitchen/diner with integrated cooking appliances and sliding doors overlooking and leading to the rear garden, boot room with separate entrance from the front, downstairs WC and utility room with space for white goods. To the first floor, the landing leads to three generous bedrooms and the family bathroom suite with another staircase leading to the converted attic which is now a bedroom and WC. To the exterior, the property benefits ample off street parking for three vehicles and to the rear, a large south facing turfed garden with a patio area, flower beds and storage 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 available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.





### Entrance Hall

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

### Lounge

10'6 × 12'3 (3.20m × 3.73m)

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

### Kitchen

10'8 × 9'6 (3.25m × 2.90m)

uPVC double glazed window overlooking the front, laminate flooring, space for fridge/freezer, space for dishwasher, integrated electric oven with gas hob and overhead extractor fan, painted plaster ceiling, ceiling light.

### Dining area

9'2 × 8'9 (2.79m × 2.67m)

uPVC double glazed sliding doors overlooking and leading to the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Boot room

7'4 × 16'4 (2.24m × 4.98m)

Composite door, laminate flooring, vinyl flooring, radiator, painted plaster ceiling, ceiling light, uPVC double glazed door leading to the rear.

### Downstairs WC

3'1 × 2'5 (0.94m × 0.74m)

Vinyl flooring, WC, wall mounted sink, painted plaster ceiling, ceiling light.

### Utility Room

7'1 × 5'5 (2.16m × 1.65m)

uPVC double glazed window overlooking the rear, vinyl flooring, space for washing machine, painted plaster ceiling, ceiling light.

### First Floor Landing

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

### Bedroom One

10'6 × 9'7 (3.20m × 2.92m)

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

### Bedroom Two

9'3 × 10'6 (2.82m × 3.20m)

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

### Bedroom Three

8'6 × 7'3 (2.59m × 2.21m)

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

### Family Bathroom

7'7 × 4'8 (2.31m × 1.42m)

uPVC double glazed window overlooking the side, vinyl flooring, WC, bath with shower over the bath, top mounted sink, heated towel rail, painted plaster ceiling, spotlights.

### Second Floor

Leading to:

### Bedroom Four

22'1 × 10'7 (6.73m × 3.23m)

Velux windows, carpeted flooring, eaves storage, painted plaster ceiling, ceiling light.

### WC

6'0 × 4'8 (1.83m × 1.42m)

Vinyl flooring, WC, top mounted sink, painted plaster ceiling, ceiling light.

### Outside

To the front, there is ample off street parking via a driveway for three vehicles. To the rear, a large south facing garden with turf, patio, flower beds and storage shed.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston toward Draycott. Hills Road is found as a turning on the right hand side prior to the railway bridge where the property can be found on the left.  
8554RS

### 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 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

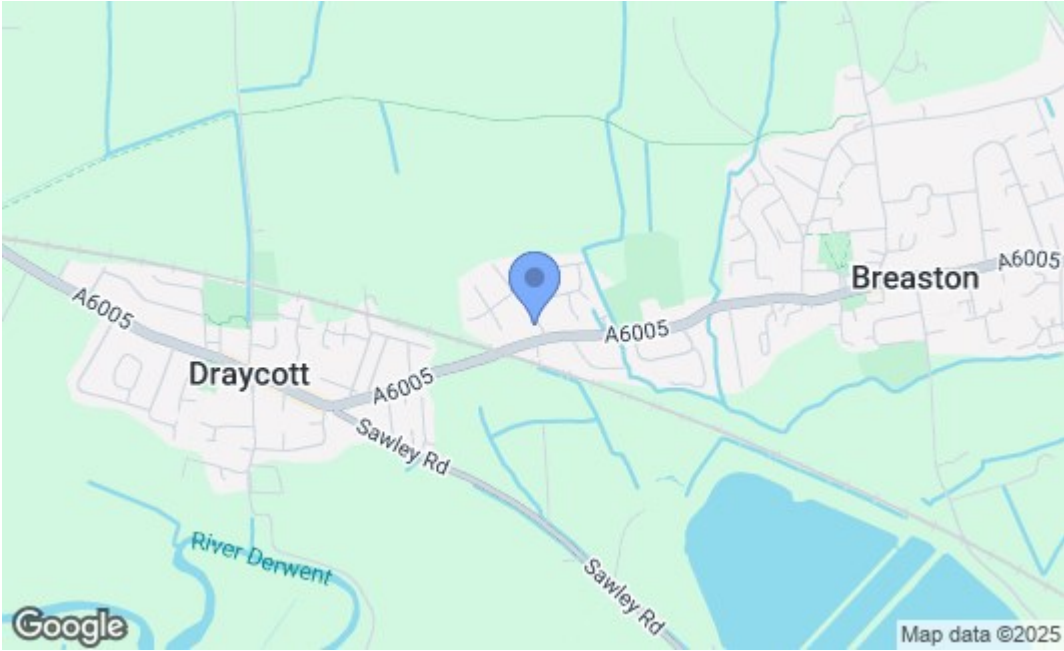
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		

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.