



Belmont Avenue,
Breaston, Derbyshire
DE72 3AA

O/O £260,000 Freehold



THIS SEMI-DETACHED CHALET BUNGALOW PROVIDES VERSATILE LIVING AND BEDROOM ACCOMMODATION AND IS POSITIONED AT THE HEAD OF A QUIET CRESCENT IN THE HEART OF THE VILLAGE BEING SOLD WITH NO UPWARD CHAIN!

Being located on Belmont Avenue, this semi-detached property offers an immaculately presented home with two bedrooms to the first floor. For the size of the accommodation and privacy of the side garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Breaston is a very popular award winning village which has a number of local amenities and facilities 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 stands at the end of Belmont Avenue and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of gas central heating and double glazing and is entered through the main door at the side which takes you into the spacious reception hall, from which doors lead to the lounge diner, Shaker style kitchen, and shower room. To the first floor the landing leads to two double bedrooms, both of which have ranges of built-in wardrobes and both have access to roof storage space and the master benefitting from a w.c. Outside there is a large front driveway which provides off road parking for several vehicles, in front of the detached brick built garage and separate utility and workshop room. The side garden is accessed via a gate in the front garden and doors from the lounge diner and is very private and mainly patio for easy maintenance. There is an attractive front garden with shrub and plant borders to the front and side boundaries,

Breaston is an award winning village which provides a number of local shops and schools for younger children with there being further shopping facilities including Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets and schools for older children in nearby Long Eaton, there are healthcare and sports facilities which include 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.



Entrance Hall

7'6" x 7'6" approx (2.31m x 2.29m approx)

UPVC double glazed door with inset opaque glazed panel, two windows to either side, coving, carpeted flooring, wall mounted double radiator, large built-in storage cupboard with shelving, wall light, stairs to the first floor and doors to:

Shower Room

4'9" x 7'6" approx (1.46m x 2.29m approx)

UPVC double glazed obscure window to the side, vinyl flooring, coving, two chrome towel radiators, ceiling light, enclosed corner shower cubicle with sliding doors and electric shower, fully tiled walls, wash hand basin and low flush w.c. housed in a vanity unit.

Lounge/Dining Room

11'7" x 19'2" approx (3.54m x 5.85m approx)

Dual aspect room with sliding UPVC double glazed doors to the side garden, large picture window to the front, two wall mounted radiators, gas fire with attractive surround, coving to the ceiling, two ceiling lights, carpeted flooring and TV point. Open to:

Dining Area

6'9" x 7'2" approx (2.08m x 2.2m approx)

Built-in cupboards, carpeted flooring, coving, wall mounted radiator and sliding doors to the rear.

Kitchen

8'5" x 10'5" approx (2.58m x 3.18m approx)

UPVC double glazed window to the side, tiled floor, coving, ceiling light and a radiator. With a range of cream Shaker style wall, base and drawer units with work surfaces over, tiled splashbacks, inset 1½ bowl composite sink and drainer with swan neck mixer tap, four ring gas hob and extractor above, built-in oven, space for a free standing fridge freezer.

First Floor Landing

3'9" x 9'3" approx (1.15m x 2.83m approx)

UPVC double glazed window to the side, carpeted flooring, coving, ceiling spotlights, built-in cupboard and doors to:

Bedroom 1

12'0" x 11'11" approx (3.67m x 3.64m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, built-in storage cupboards, loft access hatch and door to:

En-suite w.c.

2'1" x 5'3" approx (0.66m x 1.62m approx)

Low flush w.c., pedestal wash hand basin, wall light, carpeted flooring and extractor fan.

Bedroom 2

7'8" x 13'1" approx (2.35m x 3.99m approx)

UPVC double glazed window to the side, carpeted flooring,

radiator, ceiling light, access to eaves storage, two large storage cupboards and built-in wardrobe.

Outside

The side garden is block paved which is enclosed with walls and fencing to the boundaries, brick and wooden built pergola, shrubs to the borders.

Lean-to at the side of the garage, to the left of the garage there is a covered area with a gate to the rear garden, ideal for storage.

To the front there is a large pebble and tarmac drive for at least three vehicles, fence to the boundaries, path to the front door, beautiful planted borders with shrubs, trees and plants, rockery and side gate to access the front door.

Garage

18'3" x 10'5" approx (5.58m x 3.2m approx)

UPVC double glazed door to the rear, up and over door to the front, light and power, window to the side.

Utility/Workshop

UPVC double glazed obscure window to the side, UPVC double glazed door to the rear, vinyl flooring, ceiling light, space and plumbing for a washing machine and tumble dryer, built-in storage cupboard and leading to the workshop which has wall and base units, light and vinyl flooring.

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.

8621AMJG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 66mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

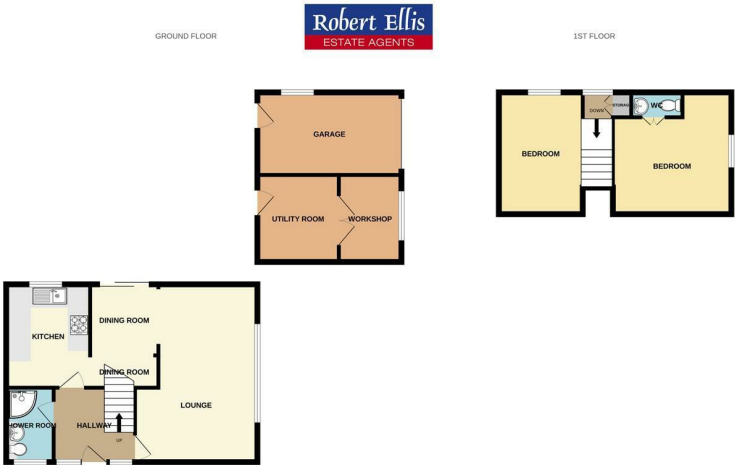
Flood Defenses – No

Non-Standard Construction – No

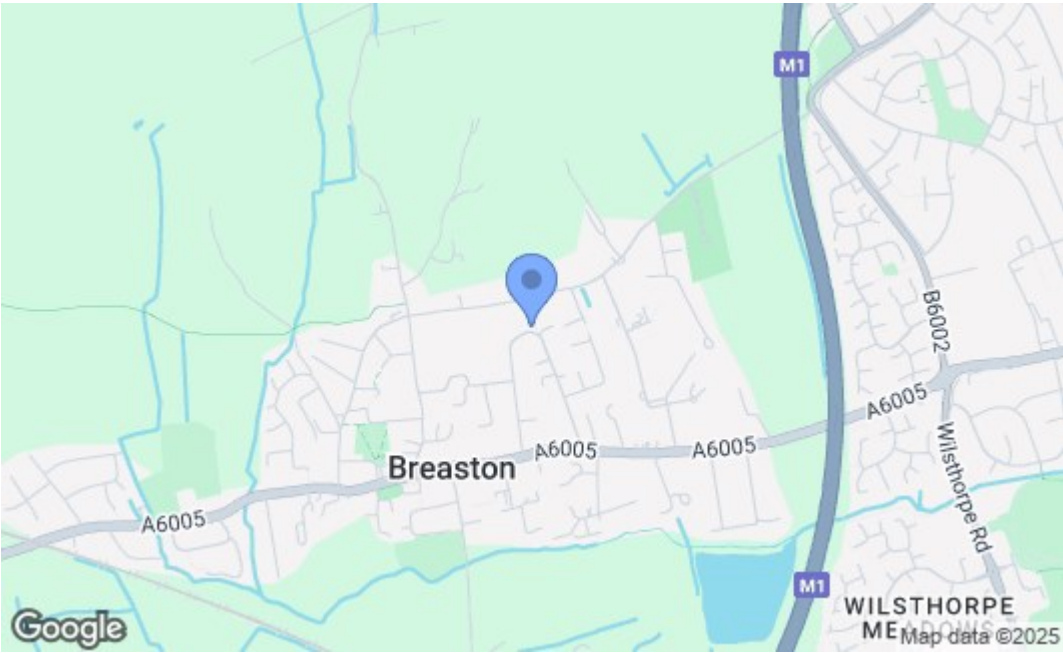
Any Legal Restrictions – No

Other Material Issues – No





While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(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		
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.