



Birchwood Avenue,  
Breaston, Derbyshire  
DE72 3AQ

**Price Guide £465-475,000**  
**Freehold**





A SUPERB THREE BEDROOM DETACHED BUNGALOW SITUATED IN SOUGHT- AFTER BREASTON WITH DETACHED GARAGE BEING SOLD WITH NO UPWARD CHAIN

Being situated on a cul-de-sac on the edge of the most sought after village of Breaston, this three bedroom attractive detached bungalow provides well proportioned accommodation which we are sure will be of interest to many people who might be looking for a single storey property in this area. The property has been fully redecorated throughout and is in immaculate condition. The property needs to be viewed internally for the actual size of the accommodation included to be fully appreciated which is something we strongly recommend.

The property is constructed of brick to the external elevations all under a pitched tiled roof and the accommodation included derives the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the property includes a reception hall, large lounge/sitting room with picture bay fronted window, a fully recently refitted breakfast kitchen, three double bedrooms, the master bedroom having a range of wardrobes and ensuite shower room and the bathroom. Outside there is a brick DETACHED GARAGE situated towards the rear of the bungalow, an easily managed garden area to the front with a block paved drive and the garage and provides CAR STANDING for several vehicles. To the rear there is a private lawned garden area which is screened to the sides and rear.

The bungalow is well located for easy access to the local amenities and facilities offered by Breaston village and all those offered by Long Eaton which include the Tesco and Asda superstores, health care, sports facilities including the West Park Leisure Centre and Trent Lock Golf Club and excellent transport links including J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.





### Entrance Hall

3'9 x 11'7 approx (1.14m x 3.53m approx)

The entrance hall has a double glazed wood effect door to the side with inset obscure glazed panel and obscure window to the side, tiled floor, coving, ceiling light, double radiator, loft access hatch, alarm system and doors to:

### Shower Room

7'3 x 7' approx (2.21m x 2.13m approx)

Obscure double glazed wood effect window to the side, tiled floor, tiled walls, double radiator, shaver point, coving, ceiling light, large corner shower cubicle with electric shower and glazed sliding doors, pedestal wash hand basin with vanity cupboard under, low flush w.c.

### Lounge/Diner

13'9 x 18'9 approx (4.19m x 5.72m approx)

Large double glazed wood effect picture bay window to the front, carpeted flooring, double radiator, ceiling light, coving, TV point and fireplace surround with gas fire inset.

### Bedroom 1

12'9 x 11'9 approx (3.89m x 3.58m approx)

Double glazed wood effect window to the rear, carpeted flooring, double radiator, ceiling light and ceiling rose, coving, fitted wardrobes with shelving and rails, door to:

### En-Suite Shower Room

7'9 x 3'4 approx (2.36m x 1.02m approx)

Obscure double glazed wood effect window to the side, tiled floor, tiled walls, ceiling light, extractor fan, pedestal wash hand basin, low flush w.c., double radiator and enclosed corner shower cubicle with mains fed shower.

### Bedroom 2

10'4 x 9'2 approx (3.15m x 2.79m approx)

Double glazed wood effect window to the front, carpeted flooring and double radiator.

### Bedroom 3

10'3 x 6' approx (3.12m x 1.83m approx)

Double glazed wood effect window to the rear, carpeted flooring, double radiator, ceiling light and coving.

### Breakfast Kitchen

10'7 x 12'5 approx (3.23m x 3.78m approx)

Double glazed door with inset glazed panel to the rear, double glazed windows to the side and rear, tiled floor, ceiling spotlights, double radiator, white gloss contemporary

wall, base and drawer units with marble effect work surface over and matching splashback, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, integral four ring gas hob and extractor over, oven and grill, space for a washing machine, integral fridge and freezer.

### Detached Garage

17'3 x 9' approx (5.26m x 2.74m approx)

Brick built detached garage with up and over door to the front, wooden door to the side, power and light.

### Outside

The property sits back from the road with a wall, low maintenance garden with shrub bushes and block paved drive leading to the garage. Security lighting on the garage.

To the rear there is a landscaped, private garden which is enclosed, patio area, lawn and shrubs to the boundaries, courtesy lighting. Secure iron gate to the side for access to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Take the second turning on the left into Woodland Avenue and at the bottom where it bends to the left and becomes Birchwood Avenue.

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### 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, Virgin

Broadband Speed - Standard 5mbps Superfast 50mbps

Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

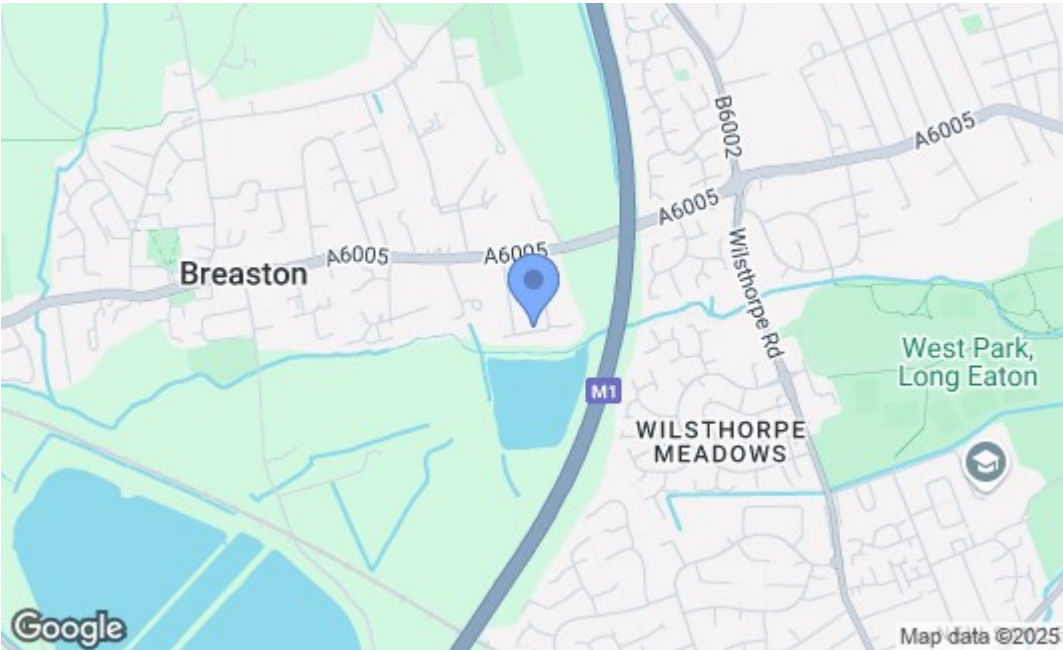
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(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		

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.