



Hind Avenue,
Breaston, Derbyshire
DE72 3DG

O/I/R £290,000 Freehold



A BEAUTIFULLY REFURBISHED THREE-BEDROOM TRADITIONAL SEMI-DETACHED HOME, PERFECTLY POSITION ON A QUIET ROAD IN THE HIGHLY SOUGHT AFTER DERBYSHIRE VILLAGE OF BREASTON.

Offered for sale with no upward chain, this stunning property has been fully modernised throughout, including a full rewire, brand-new kitchen, luxury four-piece bathroom suite, new carpets, and fresh décor in every room—making it truly ready to move straight into. The spacious ground floor features a large open-plan kitchen/diner, ideal for modern family living and entertaining, along with a separate utility room and convenient downstairs W.C.. Upstairs, the property boasts three genuine double bedrooms, offering excellent space and flexibility. Outside, the home enjoys its peaceful cul-de-sac setting while being just a short distance from the village's amenities, schools, and transport links. This is an exceptional opportunity to purchase a stylish, fully updated home in one of the area's most desirable locations. Early viewing is strongly recommended.

The property comprises a light and airy entrance hall, with all internal doors newly replaced, giving access to the front lounge. Benefitting from gas central heating and double glazing throughout, the hall also leads to the impressive open-plan kitchen diner, fitted with gloss taupe soft-close units, integrated appliances, and an adjoining dining area with French doors opening onto the rear garden. A further door leads into the separate utility room, which provides space for a washing machine and tumble dryer, along with a convenient downstairs W.C. To the first floor, the landing gives access to three well-proportioned double bedrooms, each featuring USB sockets, internet and phone points, and newly fitted grey carpets. The stylish family bathroom includes a panelled bath and a separate walk-in shower with both a rainfall head and handheld attachment. Externally, the property offers a driveway providing ample parking for several vehicles, while the enclosed rear garden features lawn and patio areas, a garage, and enjoys a delightful outlook over open fields to the rear.

At hand there are a number of local shops and facilities provided in Breaston and the Asda and Tesco superstores and numerous other retail outlets are only a few minutes drive away, there are health care and sports facilities including several local golf courses, walks in the surrounding countryside and excellent transport links which include 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

9'6 × 7'2 approx (2.90m × 2.18m approx)

Composite door with inset stained glass panels, grey tiled floor, ceiling light, understairs storage, double radiator, two doors into the kitchen diner, door to lounge and stairs to the first floor.

Lounge

10'1 × 12'4 approx (3.07m × 3.76m approx)

The lounge has a UPVC double glazed window to the front, with grey carpeted flooring, ceiling light, double radiator, electric wall-mounted fireplace and TV and phone point.

Kitchen

10'2 × 12'2 approx (3.10m × 3.71m approx)

UPVC double glazed door to the rear, cream format tiled floor, door to utility, window to the rear, LED recessed ceiling spotlights. Having a range of soft-closing wall, drawer and base units to two walls with marble effect laminate work surface over, grey brick style tiled splashbacks, cupboard housing the combi boiler, Zanussi oven, four ring electric hob, splashback and extractor over with light, space for a dishwasher, inset stainless steel sink and drainer with a swan neck mixer tap. Open to:

Dining Area

9'1 × 10'1 approx (2.77m × 3.07m approx)

UPVC double glazed door to the rear with inset glazed side panel, grey tiled floor, ceiling light, TV point and double radiator.

Utility Room

19'6 × 8'3 approx (5.94m × 2.51m approx)

Obscure UPVC double glazed door to the front, UPVC double glazed door to the rear, windows to the rear and side, tiled floor, ceiling light, base units with work surface over, space and plumbing for a washing machine, double radiator and grey brick style tiled splashbacks.

Ground Floor w.c.

4'4 × 6'3 approx (1.32m × 1.91m approx)

Obscure UPVC double glazed window to the front, tiled flooring, radiator, ceiling light, pedestal wash hand basin with mixer tap, mirror with shelf and a low flush w.c.

First Floor Landing

8'2 × 7'9 approx (2.49m × 2.36m approx)

Obscure UPVC double glazed window to the side, grey carpeted flooring, ceiling light, double radiator, loft access hatch and large built-in airing/storage cupboard with internet points, doors to:

Bedroom 1

12'5 × 11'6 approx (3.78m × 3.51m approx)

UPVC double glazed window to the front, grey carpeted flooring, double radiator, ceiling light, telephone and TV points and USB sockets.

Bedroom 2

11'9 × 9'1 approx (3.58m × 2.77m approx)

UPVC double glazed window to the rear, grey carpeted flooring, double radiator, ceiling light, telephone and TV points and USB sockets.

Bedroom 3

9'9 × 8'4 approx (2.97m × 2.54m approx)

UPVC double glazed window to the front, grey carpeted flooring, ceiling light, double radiator, telephone and TV points and USB sockets.

Bathroom

7'8 × 8'7 approx (2.34m × 2.62m approx)

Obscure UPVC double glazed windows to the side and rear, LED recessed ceiling spotlights, laminate flooring, chrome towel radiator, four piece bathroom suite comprising of a low flush w.c., panelled bath, large walk-in shower with a mains fed shower having a rainwater shower head and hand held shower, wall mounted sink.

Outside

The property sits behind a wall with a driveway to the left hand side and courtesy lighting.

To the rear there is a large garden which is fully enclosed, patio area, access to the garage and a large lawn with hedging to the boundaries.

Agents Notes

There are AI photos on this property.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Follow the road through the centre onto Draycott Road and turn right into Hills Road, right again into Hind Avenue and the property can be found on the right. 8989JG

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 flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

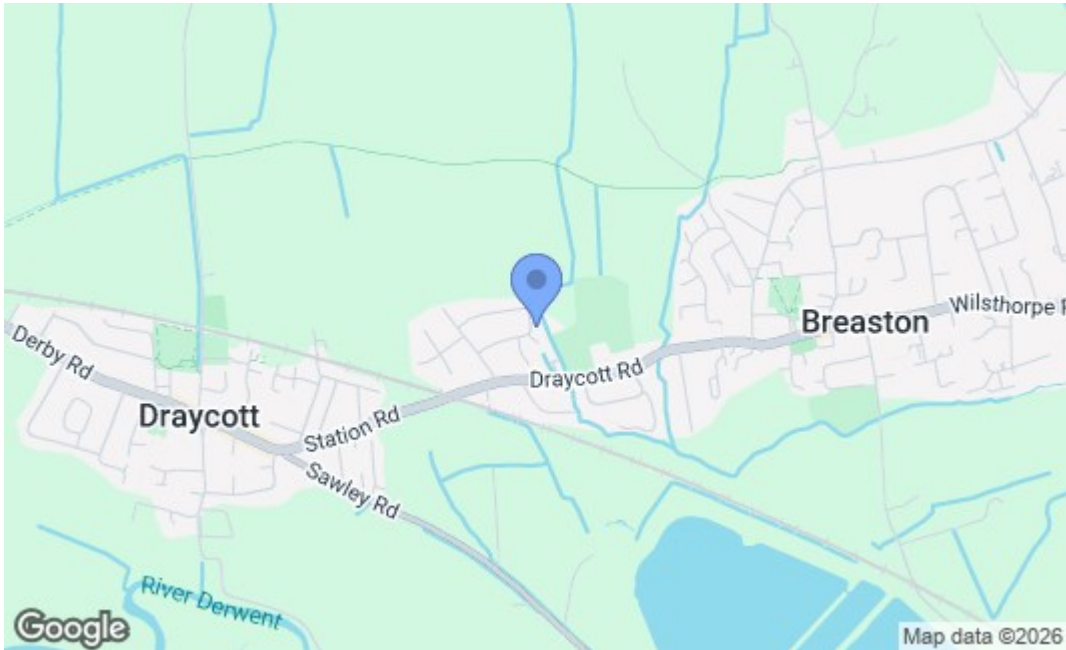
Any Legal Restrictions – No

Other Material Issues – No

Garage

18' × 9'3 approx (5.49m × 2.82m approx)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		
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.