



Belmont Avenue,  
Breaston, Derbyshire  
DE72 3AA

**Price Guide £325-340,000**  
**Freehold**





AN EXTENDED SEMI DETACHED HOME, SITUATED IN THE HIGHLY SOUGHT VILLAGE OF BREASTON.

Robert Ellis are delighted to bring to the market this attractive and well-presented property which offers a wonderful blend of character and space. The home benefits from a welcoming bay-fronted lounge featuring a log burner, along with a spacious sitting room/dining area which enjoys views over the rear garden, creating an ideal space for family living and entertaining. There are three well-proportioned bedrooms, and externally the property offers off road parking to the front.

The property also provides further potential to extend, subject to the necessary planning permissions. Situated within one of Breaston's most desirable residential locations, close to local amenities, schools and transport links, this is a home that must be viewed to be fully appreciated. Viewing is highly recommended.

Breaston is a sought after village and has a number of local amenities and facilities including shops in the village centre, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, schools for older children can be found within a few minutes drive in Long Eaton where there are also many other shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including several local golf courses, walks in the nearby open 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.





### Porch

Double glazed door to the front and door to:

### Hallway

Radiator, stairs to the first floor, doors to:

### Cloaks/w.c.

Low flush w.c., wash hand basin, double glazed window to the side and extractor fan.

### Lounge

11'10" x 11'8" approx (3.61m x 3.56m approx)

Double glazed bay window to the front, radiator, multi fuel log burner, coving.

### Sitting Room

11'11" x 12'11" approx (3.63m x 3.94m approx)

Opening to the dining area, gas fire, hearth and mantle, radiator.

### Dining Room

11'7" x 7'9" approx (3.53m x 2.36m approx)

Double glazed patio doors to the rear, coving, radiator, door to:

### Kitchen

18' x 5'7" approx (5.49m x 1.70m approx)

Double glazed windows to the rear and side, double glazed door to the side, matching wall and base units, sink and drainer, integrated microwave, electric double oven, four ring gas hob over and extractor above, space for a fridge freezer, radiator, integrated dishwasher.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom 1

12'11" x 9'11" approx (3.94m x 3.02m approx)

Double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 2

9'8" x 10'2" approx (2.95m x 3.10m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 3

7' x 7'2" approx (2.13m x 2.18m approx)

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the rear, radiator, panelled bath with wall mounted electric shower over, pedestal wash hand basin, low flush w.c., part tiled walls, coving, radiator.

### Outside

To the front of the property there is off road parking with a garage door leading to the car port.

To the rear there is a good size garden having matures shrubs to the borders and fencing to the boundaries. Offering the potential to extend further subject to obtaining the necessary permissions.

### 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.  
9077CO

### 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 6mbps Superfast 53mbps

Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, 02

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





36 BELMONT AVENUE, BREASTON, DE72 3AA  
TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the European standard term, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. 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		
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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