



Firfield Avenue,  
Breaston, Derbyshire  
DE72 3EG

**O/I/R £450,000 Freehold**





THIS IS AN INDIVIDUAL DETACHED COTTAGE STYLE PROPERTY POSITIONED ON THIS MOST PRESTIGIOUS ROAD CLOSE TO THE HEART OF BREASTON VILLAGE.

Being located on Firfield Avenue, this detached cottage property provides the opportunity for a new owner to update the current property or maybe design and build a new property to suit their own requirements. The property has a large plot which is approximately 1/2 of an acre in size with all the gardens being positioned behind the cottage and these are South facing and over approx. 100' in length. The property is suitable for someone looking for a project and is well placed for easy access to the centre of this award winning village where there are various shops, Firfield primary school which is literally across the road, healthcare and other facilities as well as all those provided by Long Eaton which is only a few minutes drive away. The property is being sold with the benefit of no upward chain and we recommend that interested parties looking for this style of property which does need updating work carrying out, organise a viewing through the Long Eaton office of Robert Ellis.

The property is rendered to the external elevations under a pitched tiled roof and benefits from being mostly double glazed but does not have any central heating. In brief the accommodation includes a reception hall which leads to the lounge/sitting room that has a double glazed bay window overlooking the gardens at the front, there is a separate dining room and a hall at the rear of the dining room provides access to a ground floor shower room and the kitchen is a galley style with windows to the rear and side. To the first floor the landing leads to three bedrooms, one of which could easily be changed into a first floor bathroom if this was an alteration a new owner wanted to carry out. Outside there is parking for at least two vehicles to the front of the house and there is access via the right hand side of the property to the front where there is a large concrete patio area with steps leading down to the lawn which is probably over 100' in length and at the bottom of the garden there is a natural pond and a mature willow tree with the garden and orchard being kept private by having established hedging to the two side boundaries.

Breaston in an award winning village which as previously mentioned has a number of shops, there are three local pubs, a bistro restaurant, several coffee eateries, schools for younger children are a two minute walk away from the house, with schools for older children being found in nearby Long Eaton and at Sandiacre, healthcare facilities which include a dentist and doctors surgery found in the village and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include j25 of the M1 which is approximately 1 mile from the property, bus routes to Nottingham and Derby, 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.





Wood panelled front door with inset glazed panels leading into:

#### Reception Hall

Stairs with hand rail leading to the first floor and door to:

#### Lounge/Sitting Room

15' x 12'3 approx (4.57m x 3.73m approx)

Double glazed bay window to the rear with fitted seating incorporating drawers below and a double glazed window to the rear, four burner Windsor style gas fire set on a tiled plinth with a wooden surround having cupboards and a display cabinet to either side and there is a plate rail to the walls.

#### Dining Room

11'4 x 10'4 approx (3.45m x 3.15m approx)

Double glazed window to the front, range of built-in cupboards and drawers to one wall, wooden mantle on the chimney breast with a tiled hearth and gas meter housed in a fitted wall cupboard.

#### Rear Pantry

Housing the electric consumer unit, shelving to walls and an opaque glazed window to the rear and providing access to:

#### Ground Floor Shower Room

Having a corner shower with a Mira electric shower, tiling to two walls and curved protective glazed doors and screens, pedestal wash hand basin with tiled splashback and mirror fronted cabinet above and a low flush w.c., opaque double glazed window and tiled flooring.

#### Kitchen

15'5 x 5'5 approx (4.70m x 1.65m approx)

The kitchen has a double drainer stainless steel sink with cupboards and drawers below, space for a gas cooker, L shaped work surface with cupboards and drawers and space for an automatic washing machine below, range of matching eye level wall cupboards, space for an upright fridge/freezer, double glazed windows to the rear and side and a wood panelled door with inset glazed panels leading out to the rear of the property.

#### First Floor Landing

Double glazed window to the rear.

#### Bedroom 1

15' x 12'10 approx (4.57m x 3.91m approx)

Double glazed window to the front overlooking the garden with a second double glazed window to the rear, range of fitted wardrobes with cupboards over, further built-in wardrobe/storage cupboard and picture rail to the walls.

#### Bedroom 2

12'2 x 11'10 reducing to 7'5 approx (3.71m x 3.61m reducing to 2.26m approx)

Double glazed window to the rear overlooking the garden and picture rail to the wall and a built-in wardrobe/storage.

#### Bedroom 3

8'7 x 7'3 approx (2.62m x 2.21m approx)

Double glazed window to the front overlooking the gardens.

#### Outside

At the front of the property there is a shared driveway leading to car standing which provides parking for two vehicles, there is a brick edged lawned area with an established border and hedge to the left hand boundary. There is access via the right of the property to the rear.

At the rear of the house there is a large concrete patio area with steps leading down to the long lawned garden which is over 100' in length and towards the bottom of the garden there is a natural pond and willow tree with the garden being kept private with hedging to the side boundaries. There is a large orchard with mature fruit bearing trees and a stream at the bottom of the garden.

#### Directions

Proceed out of Long Eaton on the A6005, crossing over the Wilsthorpe Island and also over the M11 motorway, continue on the A6005 into Breaston, Firfield Avenue is a turning on the left, just after the Day Nursery, and the property can be found at the head of the cul-de-sac on the right.

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#### Council Tax

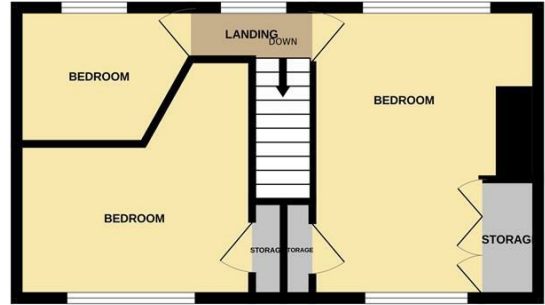
Erewash Borough Council band D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 35                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.