



Richmond Avenue,  
Breaston, Derbyshire  
DE72 3AP

**Price Guide £330-335,000**

**Freehold**



THIS IS A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED ON A LARGE PLOT ON THE EDGE OF BREASTON VILLAGE.

Robert Ellis are pleased to be instructed to market this traditional semi detached property which is tastefully finished throughout and is ready for immediate occupation without a new owner having to carry out any work whatsoever. For the size of the accommodation and private garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves. The property also benefits from having a large summerhouse with a patio at the front which is positioned at the bottom of the garden and provides a lovely place to enjoy during warmer months of the year.

The property is constructed of brick with part render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. The house includes a reception hall, dining room with a walk-in pantry/store off, lounge, well fitted kitchen which has wood finished wall and base units, a utility area with matching units to the kitchen, ground floor w.c. and a conservatory at the rear which provides a dining and further sitting area. To the first floor the landing leads to the three bedrooms with one of the bedrooms having a dressing area and all the bedrooms have built-in wardrobes with mirror fronted doors and the main bedroom has a shower room en-suite. The family bathroom has a white suite with a shower over the bath. Outside there is a drive to the left of the house and an easily managed garden to the front, the garage is positioned at the rear of the house and there is a long and wide rear garden which has again been designed to keep maintenance to a minimum and includes several areas to sit and enjoy outside living with there being a summerhouse and two steel storage sheds at the bottom which will remain at the property when it is sold.

Breaston village has a number of local amenities and facilities including several local shops, schools for younger children, three local pubs, a bistro restaurant and various coffee eateries with further shopping facilities and schools for older children being found in Long Eaton where there are Asda, Teso and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including 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 towns and cities.



UPVC front door with two inset opaque glazed panels and an outside light leading to:

#### Reception Hall

Stairs to the first floor, double glazed window with fitted blind to the side, radiator and a door with inset glazed panels leading to:

#### Dining Room

10'9 x 10'2 approx (3.28m x 3.10m approx)

Double glazed window with fitted blind to the front, radiator and panelled door to a pantry/storage cupboard.

#### Lounge/Sitting Room

12'8 x 11'5 approx (3.86m x 3.48m approx)

Double glazed window with fitted blind to the front, two radiators, two wall lights, bracket for a wall mounted TV with a recess below to place a Sky box or similar.

#### Kitchen

9' x 7'9 approx (2.74m x 2.36m approx)

The kitchen is fitted with wood finished units having brushed stainless steel fittings and wooden work surfaces and includes a 1½ bowl sink with a pre-wash mixer tap set in a wooden work surface which extends to three sides and has an integrated dishwasher, cupboards and an integrated fridge below, space for a cooking Range, further wood grain work surface with drawers below, tiling to the walls by the work surface areas, hood and back plate to the cooking area, matching eye level wall cupboards and a shelf for a microwave oven with lighting under, double glazed window with fitted blind looking into the conservatory, tiled flooring which extends into the utility area/rear hall and ambient lighting to the plinths at the bottom of the base units.

#### Utility Area

7'9 max x 7'3 approx (2.36m max x 2.21m approx)

The utility area is fitted with a wooden work surface with space below for an automatic washing machine, drawers and shelving beneath, double glazed window with fitted blind looking into the conservatory, radiator, tiled flooring, understairs cloak/storage cupboard, wall mounted Baxi boiler, matching wall cupboard, half double glazed door leading into the conservatory and a wood panelled door to:

#### Ground Floor w.c.

Having a low flush w.c. and corner hand basin with a mixer tap, tiled splashback with a double cupboard below and cupboard above, radiator, tiled flooring, circular mirror to the wall above the sink and opaque double glazed window with fitted blind.

#### Conservatory

14'5 x 9'8 approx (4.39m x 2.95m approx)

The conservatory provides an additional dining/sitting area and has double opening, double glazed French doors to the rear and a double glazed French door to the side, double glazed windows to the rear and side with fitted blinds, carpeted flooring and a polycarbonate roof.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft and wood panelled doors leading to the bedrooms and bathroom.

#### Bedroom 1

10'9 x 8'6 plus wardrobes (3.28m x 2.59m plus wardrobes )

Double glazed window with fitted blinds to the front, radiator, two ranges of built-in wardrobes with mirror fronted doors providing hanging space and shelving and door with inset opaque glazed panels leading to:

#### En-Suite

The en-suite to the main bedroom has a walk-in shower with boarding to three walls, a mirror and glazed shelf to one wall, shower with a rainwater shower head and a hand held shower and a glazed door, low flush w.c., hand basin with a mixer tap, tiled splashback, a mirror fronted cupboard and a cupboard below, radiator and opaque double glazed window with fitted blind.

#### Bedroom 2

9'6 plus recess x 9'5 approx (2.90m plus recess x 2.87m approx)

Double glazed window with fitted blind to the front, radiator, double mirror fronted wardrobe providing hanging space and shelving, recess with a bracket for a wall mounted TV and panelling to one wall by the bed head position.

#### Bedroom 3

11'7 to 7'9 x 8'5 approx (3.53m to 2.36m x 2.57m approx)

The third bedroom is divided by a wall which has created a separate dressing area, but this could be removed if preferred by a new owner. The bedroom has a double glazed window with fitted blind to the rear, radiator and a double eye level wall cupboard over a possible bed position.

The dressing area has a double mirror fronted wardrobe providing hanging space and shelving, shelf with mirror to the wall above and a wall mounted slim line heater.

#### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over with boarding to three walls, low flush w.c. and a hand basin with mixer tap, tiled splashback, mirror to the wall above and a double cupboard under, opaque double glazed window with fitted blind and a chrome ladder towel radiator.

#### Outside

At the front of the property there is a pebbled area with various established plants with a drive to the left hand side of the house which provides off road parking and there is a gate and wooden fencing leading to a storage area and garage. There is fencing to the front and side boundaries, an outside light by the main entrance door and an external tap at the side of the house. Between the house and garage there is a wooden gate providing access to the rear garden.

There is a slabbed area to the side of the conservatory, a decked area and slate chipped beds which extend down towards the bottom of the garden with there being a path to the patio area in front of the garden room, there is a slabbed area behind the garage and fencing to the side boundaries. At the bottom of the garden there are two steel storage sheds and the garden room/summerhouse which has a slabbed patio area at the front and fencing which helps to create privacy and there is a pergola which will remain when the property is sold.

#### Garage

21'5 x 8'9 approx (6.53m x 2.67m approx)

Concrete sectional garage with an up and over door to the front, double opening, double glazed French doors to the side, a double glazed window to the rear and lighting and power points are provided in the garage.

#### Garden Room/Summerhouse

13'9 x 10'3 approx (4.19m x 3.12m approx)

The garden room is positioned at the bottom of the garden and has double glazed doors with fitted blinds, windows to either side of the building, all with fitted blinds, fitted bar to the left hand corner and there is power and lighting provided which runs from an extension lead from the property.

#### Metal Storage Sheds

8'9 x 6'7 (2.67m x 2.01m)

There are two storage sheds positioned to the bottom right hand corner of the garden which have a slabbed area at the front and there is a storage area behind the garden room.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After the motorway bridge turn right into Richmond Avenue and the property can be found as identified by our for sale board.

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#### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.