



Holmes Road,
Breaston, Derbyshire
DE72 3BT

£390,000 Freehold



A FOUR BEDROOM DETACHED FAMILY HOME FOUND ON A CORNER PLOT IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this FOUR BEDROOM detached family house situated in the heart of the village of Breaston. The property is found on the popular Holmes Road on a corner plot and offers spacious accommodation over two floors. The property has been extended to the ground floor and offers the potential to extend further on the first floor to create additional bedroom space. An early internal viewing is highly recommended so all interested parties can see all that is included in this beautiful home for themselves.

The property is found on a corner plot with an attractive garden to the front and derives the benefit of modern conveniences such as gas central heating, double glazing and solar panels. In brief the spacious accommodation comprises of an entrance hallway, ground floor w.c., bay front living room, open plan dining kitchen and extended additional reception room. To the first floor there are four bedrooms and a bathroom. Outside there are gardens to the front, side and rear, car port at the side providing further vehicle hard standing with a free standing concrete sectional garage with electric roller shutter door and side pedestrian door.

Breaston is an award winning village and has a number of local amenities and facilities including various shops, schools for younger children while there are further shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets and there are also schools for older children in Long Eaton. There are healthcare and sports facilities which include 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 East Midlands towns and cities.



Entrance Hall

Double glazed window and door to the front, laminate flooring, stairs to the first floor, radiator and door to lounge.

Cloaks/w.c.

Low flush w.c., double glazed window to the front, radiator and vanity wash hand basin.

Lounge

12'1 max x 16'8 max (3.68m max x 5.08m max)
Double glazed bay window to the front, gas fire, hearth and mantle, coving to the ceiling, radiator and door to:

Kitchen Diner

15'1 x 12'6 approx (4.60m x 3.81m approx)
Open plan with a double glazed window to the rear, patio doors to the rear, double glazed side door into car port, matching wall and base units with work surfaces over, 1½ bowl sink and drainer, integrated fridge/freezer, space and plumbing for a washing machine, integrated electric Neff double oven, four ring electric hob and extractor fan over, radiator, understairs storage cupboard.

Sitting Room

8'9 x 17'9 approx (2.67m x 5.41m approx)
Double glazed windows to the front and rear, double glazed door to the rear and two radiators.

First Floor Landing

Double glazed window to the side, loft access hatch, doors to:

Bedroom 1

9' x 12'3 approx (2.74m x 3.73m approx)
Double glazed window to the rear and a radiator.

Bedroom 2

11'3 x 9'1 approx (3.43m x 2.77m approx)
Double glazed window to the front and a radiator.

Bedroom 3

9'5 x 6' approx (2.87m x 1.83m approx)
Double glazed window to the rear, radiator and built-in wardrobe.

Bedroom 4

8'8 x 5'10 approx (2.64m x 1.78m approx)
Double glazed window to the front, radiator and built-in wardrobe.

Bathroom

Double glazed window to the side, chrome heated towel rail, linoleum flooring, panelled bath with wall mounted shower over and shower boarding to the wall, low flush w.c., pedestal wash hand basin.

Outside

To the front of the property there is outside lighting, a lawned area with plants to the borders, block paved driveway leading to the car port with light and garage beyond. Lawned garden to the side and a gate leading to the rear.

The rear garden has a patio area, gravelled area, lawned garden with fencing to the boundaries, outside tap and two outdoor power sockets. There is a patio area behind the garage providing seating and a side door into the garage.

Garage

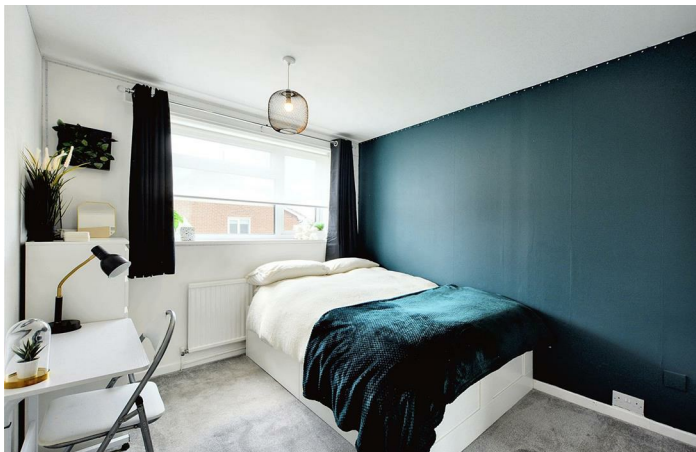
With electric roller shutter door to the front, power and lighting.

Directions

Proceed out of Long Eaton along Derby Road continuing over the traffic island and motorway bridge into Breaston. Continue past the village green taking the right turning into Stevens Lane, first left at the Y junction into Holmes Road. Proceed along where the property can be found on the left hand side.
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Council Tax

Erewash Borough Council D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		63	
(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.