



The Grove,
Breaston, Derbyshire
DE72 3AE

Price Guide £280-290,000
Freehold



BEING SITUATED ON A QUIET CUL-DE-SAC CLOSE TO THE HEART OF THIS AWARD WINNING VILLAGE, THIS IS A THREE BEDROOM SEMI DETACHED HOME WHICH HAS RECENTLY HAD THE DINING KITCHEN RE-FITTED.

Being located on The Grove in Breaston, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to the local amenities and facilities provided by Breaston, as well as those found in Long Eaton which is only a few minutes drive away. For the size of the accommodation and privacy of the gardens to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. Over the past two years the kitchen has been re-fitted and now has cloudy blue coloured Shaker style units and off the kitchen there is a sitting room or possible separate dining area with French doors leading out to the rear garden.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, with the boiler having been re-fitted approx. 2 years ago and double glazing throughout. The accommodation is entered through a stylish composite front door and includes a reception hall, from which stairs lead to the first floor and a door takes you into the lounge which has a bay window to the front and from the lounge a door takes you into the recently re-fitted dining kitchen which has ranges of high quality units which includes a most useful double built-in pantry cupboard and off the kitchen there is a lovely seating area with French doors leading out to the gardens. To the first floor the landing leads to the three bedrooms, the main bedroom at the rear having a range of built-in wardrobes and the bathroom is fully tiled and has a mains flow shower over the bath. Outside there is a detached garage positioned to the right of the house, off road parking at the front for 3/4 cars and there is a gate taking you into the rear garden which is mainly lawned with patios, borders to the side, a recently constructed wooden low level railway sleeper and the garden is kept private by having fencing to the boundaries.

Breaston village offers a number of amenities and facilities including local shops, schools for younger children, with there being further shopping facilities which include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets and schools for older children found in nearby Long Eaton, there are healthcare and sports facilities which includes 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.



Stylish composite front door with an ornate leaded glazed inset panel and an outside light leading to:

Reception Hall

Stairs with hand rail leading to the first floor, radiator with shelf over and electricity meter and electric consumer unit housed in a fitted cupboard.

Lounge/Sitting Room

13'6" x 12'3" approx (4.11m x 3.73m approx)

Double glazed leaded window with fitted blind to the front, log effect electric fire set in a granite surround with hearth, cornice to the wall and ceiling and a radiator.

Dining Kitchen

17' x 10' approx (5.18m x 3.05m approx)

The dining kitchen has been re-fitted and there is a sitting area off the kitchen. The kitchen has cloudy blue coloured Shaker style units with brushed stainless steel fittings and has a ceramic sink with a mixer tap and an induction hob set in a work surface which extends to three sides and has seating at one end for three people with there being lighting over the eating area and below the work surfaces there is a spice pull out unit over, cupboards, wide drawers and an integrated dishwasher, back plate and hood to the cooking area, double pantry cupboard providing shelving and bottle storage with a light in the pantry cupboard, there is an integrated 50/50 fridge/freezer, cornice to the wall and ceiling, radiator, LVT flooring, recessed lighting to the ceiling, double glazed door leading out to the rear garden, double glazed window to the rear and tiling to the walls by the work surface areas.

Utility Cupboard

Having plumbing and space for an automatic washing machine and a wall mounted Vaillant boiler (fitted approx 2 years ago).

Sitting Area

10'8" x 7'7" approx (3.25m x 2.31m approx)

The sitting area is positioned off the dining kitchen and has double opening double glazed French doors leading out to the rear garden, a double glazed window to the rear, radiator, recessed lighting to the ceiling, LVT flooring and a TV aerial point.

First Floor Landing

The balustrade continues onto the landing, there is a double glazed window with fitted blind to the side, wood panelled doors leading to the bedroom and bathroom, hatch with ladder which leads to the part boarded loft.

Bedroom 1

12' x 10' approx (3.66m x 3.05m approx)

Double glazed window with blind to the rear, range of built-in wardrobes extending along two walls with fitted shelving to one end, power points with USB sockets, TV point, radiator and cornice to the wall and ceiling.

Bedroom 2

10'2" x 10' approx (3.10m x 3.05m approx)

Double glazed window to the front, power points with USB sockets, TV point, radiator and cornice to the wall and ceiling.

Bedroom 3

8'6" x 6'8" approx (2.59m x 2.03m approx)

Double glazed window with blind to the rear, radiator, laminate flooring, power points with USB sockets and cornice to the wall and ceiling.

Bathroom

The bathroom is fully tiled with a white suite including a panelled bath with a mixer tap and a mains flow shower over having tiling to three walls and a protective glazed screen and at the end of the bath there is a laundry cupboard, pedestal wash hand basin and mixer tap and a low flush w.c., chrome ladder towel radiator, opaque double glazed window with fitted blind, double built-in storage cupboard to one wall with a mirror on the wall above, electric shaver point, cornice to the wall and ceiling, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a tarmac driveway and block paved parking area and there is a gate with a fence leading through to the rear garden.

The rear garden is private and has two patio areas, a lawn with borders to the side and there is a newly constructed feature low level sleeper wall running along the rear of the garden. The garden is kept private by having fencing to the sides, there is an outside tap and external lighting is provided.

Garage

17'9" x 10'7" approx (5.41m x 3.23m approx)

The concrete sectional garage has an up and over door to the front and door leading out to the garden at the side and power points and lighting are provided.

Directions

Proceed out of Long Eaton along Derby Road, continuing over the Wilsthorpe roundabout and into Breaston, travel through Breaston and The Grove can be found on the right hand side.
8037AMMP

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
Broadband Speed - Standard 12mbps, Superfast 78mbps, Ultrafast 1000mbps
Phone Signal – EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.