



Hind Avenue,  
Breaston, Derbyshire  
DE72 3DG

**£250,000 Freehold**



AN EXTENDED THREE BEDROOM SEMI DETACHED HOME WITH A CORNER PLOT AND DETACHED GARAGE. SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this semi detached home in Breaston. Occupying a fantastic corner plot, this property offers the potential that's needed to create a fabulous family home within a sought after location. There is ample off road parking to the front whilst also boasting a detached single garage. There is also the huge bonus of an office in addition to the two reception rooms internally. There is also a large rear garden which is mainly laid to lawn and creates the perfect space for entertaining or just general space for a family.

This property is set in the sought after location of Breaston and the accommodation briefly comprises of an entrance hall, lounge, conservatory, kitchen, dining room, utility room, ground floor w.c. and office to the ground floor. To the first floor are the three bedrooms and a bathroom. Found on a good size plot with ample off road parking to the front, a garage and a great sized rear garden. The property is also ideally located to the local link roads in addition to being close to local shops and amenities.

Breaston provides a number of local amenities and facilities including a Co-op, butchers, Post Office, chemist and doctors, schools for younger children, pubs including The Navigation which is a stones throw away from the property as well as coffee shops and restaurants, while larger shops including the Tesco, Asda, Aldi and Lidl stores can be found in nearby Long Eaton as can both state and independent schools for older children, there are healthcare and sports facilities including several local golf courses, various walks in the almost adjacent open countryside and excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and doors to the kitchen and lounge.

### Lounge

12'8 x 12'9 approx (3.86m x 3.89m approx)

Radiator, double glazed patio doors to the conservatory, gas fire, hearth and mantle.

### Conservatory

7'5 x 9'7 approx (2.26m x 2.92m approx)

Laminate flooring, double glazed patio doors to the rear.

### Kitchen

11'3 x 10'1 approx (3.43m x 3.07m approx)

Double glazed windows to the front and side, space for a cooker, stainless steel sink and drainer, space for a dishwasher, roll edged work surfaces, space for a fridge freezer, part tiled walls and opening to:

### Dining Room

9'8 x 9' approx (2.95m x 2.74m approx)

Double glazed window to the rear, wooden flooring, radiator and door to:

### Utility Room

17'1 x 7'11 approx (5.21m x 2.41m approx)

Double glazed window to the front, tiled flooring, door to w.c., radiator, doors to office and rear garden, plumbing for a washing machine, sink and drainer.

### Ground Floor w.c.

Low flush w.c. and wash hand basin.

### Office

7'7 x 6'1 approx (2.31m x 1.83m approx)

Double glazed patio doors to the rear, laminate flooring.

### First Floor Landing

Loft access, two double glazed windows to the front and doors to:

### Bedroom 1

11'1 x 10'1 approx (3.38m x 3.07m approx)

Double glazed window to the rear, radiator.

### Bedroom 2

9'9 x 11'3 approx (2.97m x 3.43m approx)

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

### Bedroom 3

7'8 max x 9' approx (2.34m max x 2.74m approx)

Double glazed window to the front, radiator and built-in storage.

### Bathroom

Two double glazed windows to the side, vertical heated towel rail, P shaped bath with rainwater shower head and hand held shower, low flush w.c., vanity wash hand basin and tiled floor.

### Outside

To the front of the property there is a driveway with off road parking, access to the garage, lawned garden enclosed by hedges.

The rear garden is laid mainly to lawn with decking and patio area, enclosed with panelled fencing.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Follow the road through the centre onto Draycott Road and turn right into Hills Road, right again into Hind Avenue and the property can be found on the right.

8012AMCO

### 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 16mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

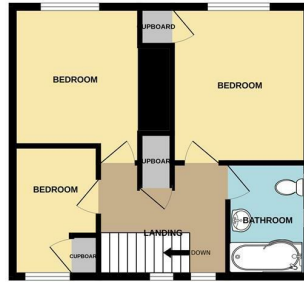
Other Material Issues – No



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

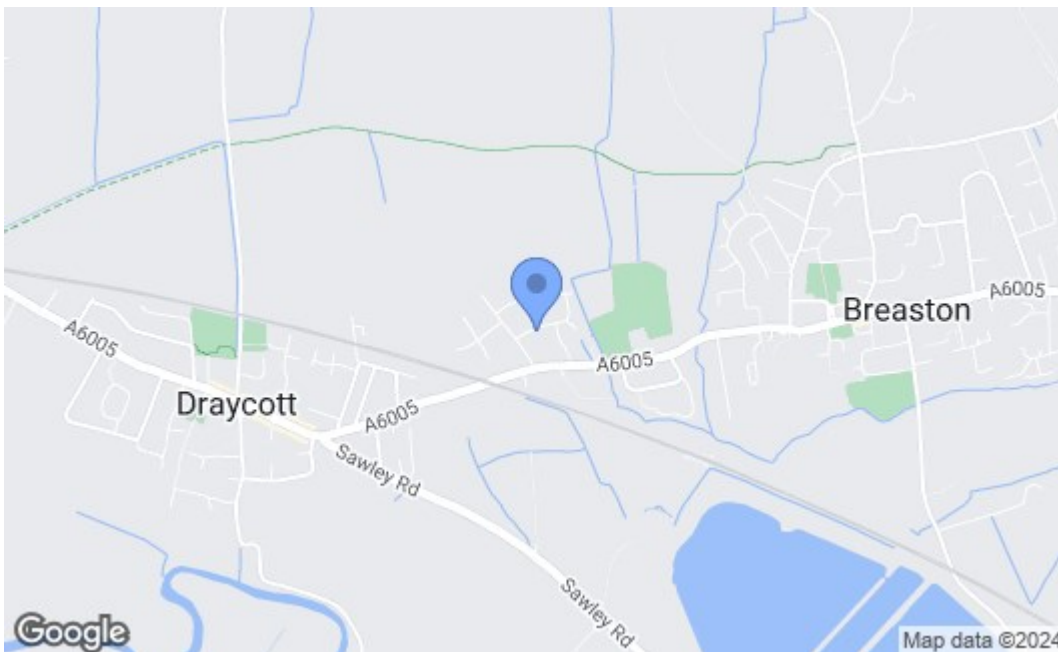


1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 sq.m.) approx.

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			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(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	
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	

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