



Lawrence Avenue,
Breaston, Derbyshire
DE72 3BY

£260,000 Freehold



A TASTEFULLY FINISHED TWO DOUBLE BEDROOM SEMI DETACHED HOME WHICH HAS RECENTLY BEEN UPDATED BY THE CURRENT OWNERS WITH THE HOUSE ONLY BEING A FEW MINUTES WALK AWAY FROM THE CENTRE OF THE VILLAGE.

Being situated on Lawrence Avenue, this traditional semi detached property provides a lovely home which over the past few years has been updated by the current owners. As people will see when they view the property, the kitchen has been fully re-fitted with Shaker style units, the bathroom has also been re-fitted and the property is tastefully decorated throughout and therefore is ready for immediate occupation, without a new owner having to carry out any work whatsoever. The property is within a few minutes walk of the centre of Breaston village where there are a number of local shops and those found in Long Eaton are only a short drive away, all of which has helped to make this a very popular and convenient village location in which to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door the accommodation includes the reception hall from which stairs lead to the first floor and a door takes you into the lounge, the re-fitted dining kitchen has Shaker style units and integrated appliances and there is a utility cupboard off the kitchen and a stable style door leads through into the conservatory which has doors opening to the rear garden and side of the property. To the first floor the landing leads to the two double bedrooms and the bathroom which has a mains flow shower over the bath position. Outside there is a resin driveway at the front and side of the house which provides off road parking for two vehicles, there is a wide path/storage area at the side and at the rear a patio leading onto a lawned garden which has borders to the sides and at the bottom of the garden there is a pebbled area where there is also a potting shed, with the garden being kept private by having fencing to the side boundaries and a wall to the rear.

Breaston provides a number of local shops which are within walking distance of the property with further shopping facilities and schools for older children being found in nearby Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside, Breaston has three pubs, a bistro restaurant and several coffee eateries 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC panelled front door leading to:

Reception Hall

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

Lounge/Sitting Room

12'4 x 11'10 approx (3.76m x 3.61m approx)

The lounge has a double glazed window with fitted blind to the front, recess in the chimney breast with a mantle over and tiled inset, cornice to the wall and ceiling, dado rail to the walls and a radiator.

Dining Kitchen

The exclusively fitted and equipped dining kitchen has Shaker style units and wood grain work surfaces and includes an enamel sink with a mixer tap and AEG hob set in an L shaped work surface with an integrated dishwasher, cupboards, pull out spice rack unit, drawers and an oven below, tiled back plate to the cooking area, matching eye level wall cupboards and a hood over the cooking area with lighting under the wall units, radiator, Karndean style flooring, double glazed windows to the rear and side, recessed lighting to the ceiling and a stable style door with glazed panels to the top section leading through to the conservatory and a most useful understairs utility cupboard which has space and plumbing for both an automatic washing machine and tumble dryer, the gas and electricity meters and electric consumer units are also fitted in the utility cupboards and there is an opaque double glazed window to the side and Karndean style flooring.

Conservatory

12'2 x 7'8 approx (3.71m x 2.34m approx)

Full height double glazed door to the rear with a further double glazed door to the side, double glazed windows to the rear and side, tiled flooring and a solid roof.

First Floor Landing

Double glazed window to the side and doors to:

Bedroom 1

12'6 x 12' approx (3.81m x 3.66m approx)

Two double glazed windows with fitted blinds to the front, built-in storage cupboard, radiator and picture rail to the walls.

Bedroom 2

13' x 9'7 approx (3.96m x 2.92m approx)

Double glazed window with fitted blind to the rear, radiator and the boiler is housed in a fitted cupboard.

Bathroom

The newly fitted bathroom has a white suite including a P shaped bath with mixer taps and a mains flow shower over having a rainwater shower head and a hand held shower, tiling to two walls

and a protective curved glazed screen, hand basin with mixer tap and double cupboard under and a circular mirror with ambient lighting to the wall above and a low flush w.c., opaque double glazed window with a fitted roller blind, radiator, tiled flooring and hatch to the loft.

Outside

At the front of the property there is a resin drive/car standing area which extends down the left hand side of the house which provides an additional off road parking space. There is a fencing to the side boundaries with a fence and natural screening to the front, there is an outside light by the open porch, a border in front of the property and there is a fence and gate to the left hand side of the house which provides access to the rear garden.

The rear garden is South facing and there is a concrete path to the side of the house which provides a bin storage area, there is a charging point for an electric vehicle positioned at the side and a gate leads out to the front. There is a patio to the immediate rear of the property with a path and lawn with borders to the sides and at the bottom of the garden there is a large pebbled area which helps to keep maintenance to a minimum and provides a storage area with there being a potting shed positioned in this part of the garden. There is fencing and screening to the side boundaries and a wall to the rear.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and motorway bridge into Breaston. Continue for some distance turning right into Stevens Lane and left into Lawrence Avenue where the property can be found on the left. 8042AMMP

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 8mbps, Superfast 43mbps, Ultrafast 1000mbps

Phone Signal – EE, O2

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

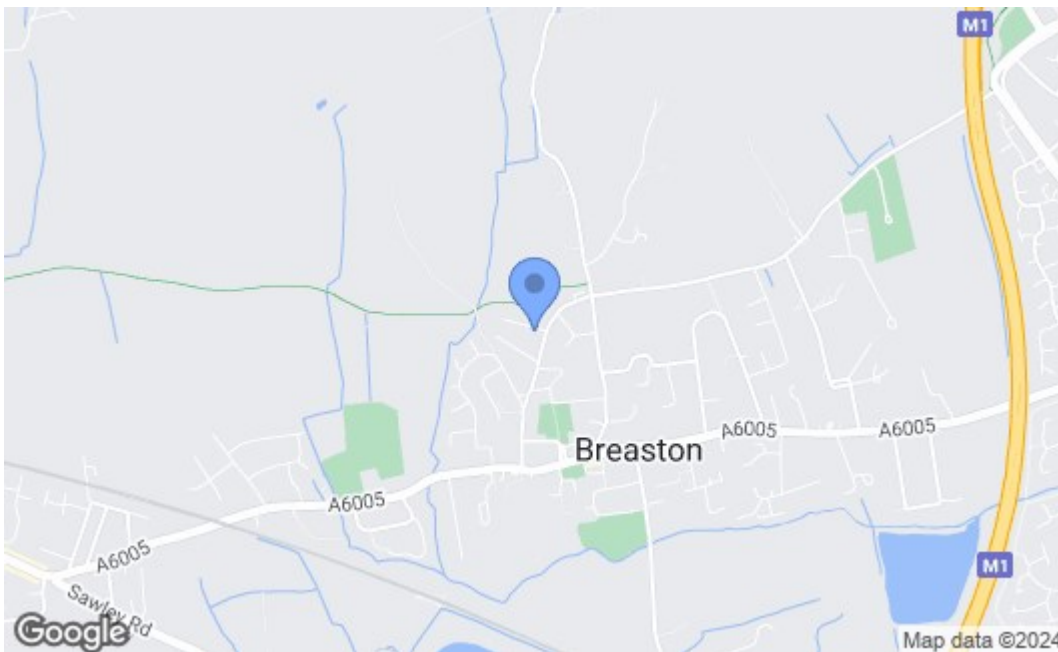
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 87 63 </div>
(81-91) B	
(69-80) C	
(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	
	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.