



Woodland Avenue,
Breaston, Derbyshire
DE72 3AN

£254,500 Freehold



AN EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE PROVIDING SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND HAVING A LONG, PRIVATE REAR GARDEN.

Situated in Woodland Avenue, this extended semi detached property provides a lovely home which would suit a whole range of buyers from people buying their first property through to families who are looking to live in Breaston and are wanting a house which has a good size private garden to the rear and close to the excellent local amenities and facilities provided by Breaston and nearby Long Eaton. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so that they are able to see all that is included in this lovely home for themselves. Breaston is an award winning village and has a number of local shops, schools for younger children and the property is close to excellent transport links, all of which help to make this a very popular and convenient place to live.

The property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. The main entrance door is at the side, but the property can also be accessed at the rear and the accommodation includes a hall, lounge with a feature log burning stove set in the chimney breast, a separate dining or second sitting area, and the breakfast kitchen has a range of fitted wall and base units. To the first floor, the landing leads to the two double bedrooms and the bathroom which has a white suite with a shower over the bath. Outside, there is block paved parking at the front for two vehicles, and a long, private rear garden with a patio leading onto a lawn with borders to the sides and at the bottom of the garden, there is a decked area and wooden shed with the garden being kept private by having fencing to the boundaries.

As previously mentioned, Breaston has a number of local shops and schools for younger children. There are three local pubs, a bistro restaurant and several coffee shops/eateries, healthcare and sports facilities, including several local golf courses and walks in the surrounding picturesque countryside. Schools for older children and further shopping facilities can be found in nearby Long Eaton where this is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets and the excellent transport links include Junction 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway, and the A52 and other main road provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

The main entrance door is positioned at the side of the house and it is a composite door with two inset double glazed panels which leads into the reception hall.

Reception Hall

Tiled flooring, cloaks hanging, electric meter and consumer unit mounted on the wall and a wood panel door leading into the lounge.

Lounge

15' x 12'2 (4.57m x 3.71m)

Double glazed window to the front, log burning stove incorporated in the chimney breast with a brick inset, wooden mantel over and a marble hearth, radiator, cornice to the wall and ceiling, TV aerial point and eight power points and here is a panelled door with inset etched glazed panels leading to the inner hall.

Inner Hall

Stairs with wooden handrail leading to the first floor and a radiator.

Dining Room

12' x 9' (3.66m x 2.74m)

Double opaque glazed window to the side, laminate flooring extending into the breakfast kitchen, radiator, cornice to the wall and ceiling and a pine door with etched glazed panels leading into the breakfast kitchen.

Breakfast Kitchen

13'11 x 9'11 (4.24m x 3.02m)

The kitchen is fitted with a stainless steel sink having a mixer tap and a four ring gas hob set within a work surface which extends to two walls and has an oven, cupboards and spaces for dishwasher and automatic washing machine and tumble dryer below, upright shelved pantry cupboard, space for upright fridge/freezer, eye level wall units to two walls, wall mounted gas boiler, double glazed French doors leading out to the rear garden and a double glazed window to the side, laminate flooring, radiator and recessed lighting to the ceiling.

First Floor Landing

Double opaque glazed window to the side and wood panelled doors leading to the bedrooms and bathroom.

Bedroom 1

11'9 x 11' (3.58m x 3.35m)

Double glazed window with fitted shutters to the front, double built-in wardrobe having mirror-fronted sliding doors providing hanging space and shelving, radiator, six power points and carpeted flooring.

Bedroom 2

12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to the rear, access to the roof space, radiator, six power points and carpeted flooring.

Bathroom

The bathroom has a suite with panelled bath having a mains flow shower over, tiling to three walls and a protective glazed screen, a low flush WC and a hand basin with double cupboard below and circular mirror to the wall above, radiator with rail over, recessed lighting to the ceiling, tiling to the walls by the toilet and sink areas, extractor fan and double built-in storage cupboard having a radiator and shelving.

Front Garden

To the front of the property, there is a block paved area which provides off the road parking for two vehicles and a shared driveway extends down the right hand side of the property to double gates which provide access to the rear garden. There is an outside light by the main entrance door at the side of the house and an external tap is provided.

Rear Garden

At the rear of the property, there is a slabbed and concrete patio area leading onto a lawn garden which has established borders to the sides and at the bottom of the garden, there is a large shed with a decked area to the side and the garden is kept private by fencing to the boundaries. The rear garden is approximately 90ft in length and provides several places to sit and enjoy outside living with there being a security light to the rear of the house.

Shed

The main shed has a window to the side and a door to the front and there is a second shed positioned behind which provides additional storage.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into Breaston, Woodland Avenue can be found as a turning on the left hand side.
9045MP

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 6mbps Superfast 54mbps Ultrafast 1800mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

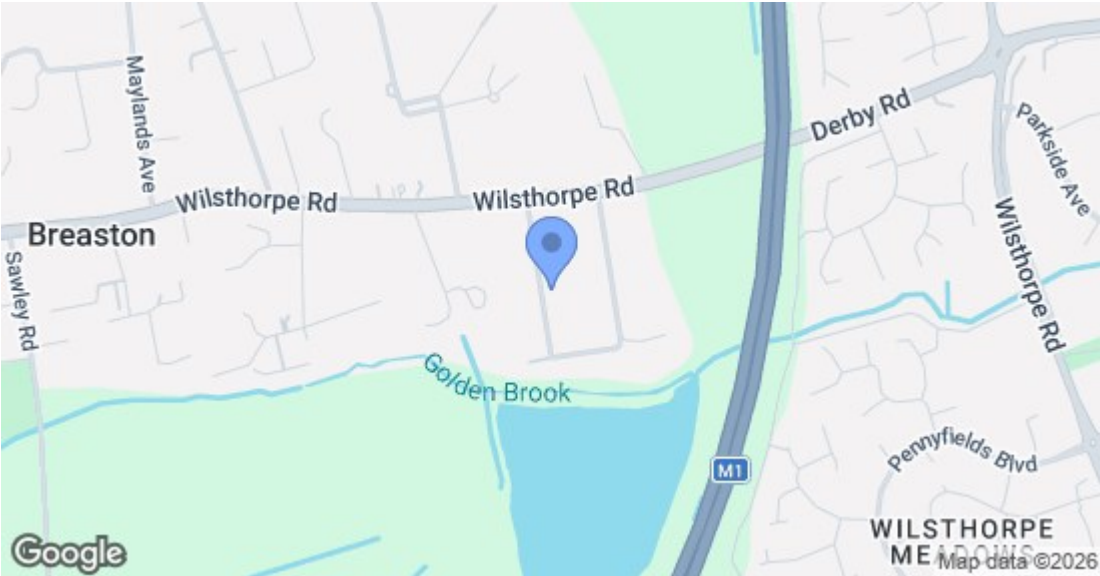
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
	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.