Robert Ellis

look no further...







Richmond Avenue,
Breaston, Derbyshire
DE72 3AP

£295,000 Freehold

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AN IMMACULATELY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN THE DESIRABLE VILLAGE OF BREASTON.

This property is modern throughout, well maintained and all work has been completed to a high standard with great attention to detail. This delightful home will appeal to a variety of buyers including up sizers and down sizers. The composite entrance door is on the side elevation and opens into the entrance hallway, with stairs rising to the first floor and access to the living room and kitchen. The living room is a good size and has a large window overlooking the front garden. The kitchen is modern fitted with Neff integrated appliances, there is a matching island and a very practical utility cupboard. The kitchen has been extended to create a dining area with a vaulted ceiling and bi folding doors opening to the rear.

The first floor landing has a storage cupboard and doors leading to the three bedrooms. The master bedroom benefits from bespoke fitted furniture comprising of wardrobes, chest of drawers and bedside cabinets. The bathroom is fitted with a contemporary three piece suite. The rear garden is fully enclosed, well presented and offers an excellent degree of privacy. To the front there is a large block paved driveway providing off road parking for multiple vehicles. Viewings are highly recommended to appreciate this fantastic home.

Breaston village has a number of local amenities and facilities including several local shops, schools for younger children, three local pubs, a bistro restaurant and various coffee eateries with further shopping facilities and schools for older children being found in Long Eaton where there are Asda, Teso and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including 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 towns and cities.





Entrance Hall
Composite entrance door with obscure inset glazed panel with viewing strip and floor to ceiling light panel to the side, stairs leading to the first floor, open to the living room and glazed door into the kitchen diner.

Living Room
13'9" x 15'4" max approx (4.21m x 4.68m max approx)
UPVC double glazed bow window to the front, coving, radiator, electric fire with Adam style surround, marble hearth and insert.

Kitchen
13'9" x 14'8" approx (4.21m x 4.48m approx)
Obscure UPVC double glazed window to the side, Shaker style wall, base and drawer units with under cabinet lighting, wood effect laminate work surfaces over and matching upstand, ceramic 1½ bowl sink and drainer with chrome mixer tap, Neff induction hob with glass splashback and stainless steel extractor, Neff double oven, integrated fridge freezer, integrated Neff dishwasher, matching island with storage cupboard and shelves, tiled floor, ceiling spotlights, radiator and open to:

Dining Area
6'10" x 11'9" approx (2.09m x 3.59m approx)
Vaulted ceiling with two skylight windows, UPVC bi-fold doors and continuation of the floor tiles with wet underfloor heating.

Utility Cupboard
With double doors and an obscure fixed pane window to the side, extractor fan, Worcester Bosch wall mounted central heating boiler, laminate work surfaces, space and plumbing for a washing machine, space for a tumble dryer, shelving, tiled floor, spotlights.

First Floor Landing
Access hatch with a pull down ladder to the boarded loft space, storage cupboard with shelves and doors to:

Bedroom 1
11'9" x 11'10" to wardrobes approx (3.6m x 3.61m to wardrobes approx)
UPVC double glazed window to the front, radiator, fitted furniture having a dressing table with drawers, bedside cabinet, fitted wardrobes with shelving and hanging rails.

Bedroom 2
7'6" x 9'4" max approx (2.3m x 2.86m max approx)
UPVC double glazed window to the rear, radiator, fitted wardrobes with shelving and hanging rail.

Bedroom 3/Office
5'10" x 9'4" approx (1.78m x 2.85m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
8'2" x 4'6" approx (2.5m x 1.38m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a vanity wash hand basin with black mixer tap, low flush w.c., bath with mains fed shower having a rainwater shower head and hand held shower, glass folding shower screen, black heated towel rail, tiled splashback, tiled floor, extractor fan.

Outside
There is a block paved driveway to the front providing off road parking for a number of vehicles, shaped border with well established planting, low level wooden fencing to the boundary providing access to the front door, external lighting and outside tap. Wooden gate providing access to the rear.

To the rear there is a paved patio, lawned garden, additional paved area for seating, timber storage shed with power, wooden fence to the boundaries, external lighting, well established borders with slate chippings, plants and shrubs.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After the motorway bridge turn right into Richmond Avenue and the property can be found as identified by our for sale board.
95423MH

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband –
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
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





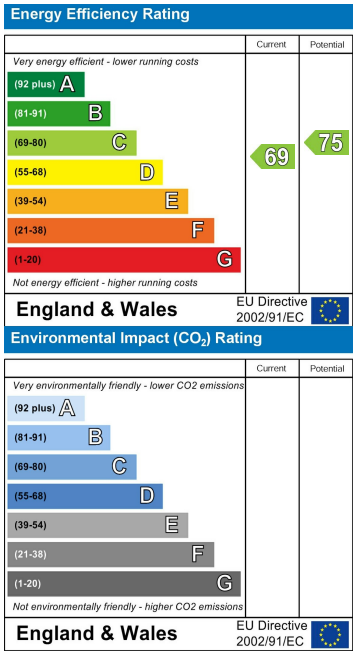












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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