

HoldenCopley

PREPARE TO BE MOVED

The Crescent, Breaston, Derbyshire DE72 3DE

Guide Price £315,000 - £325,000

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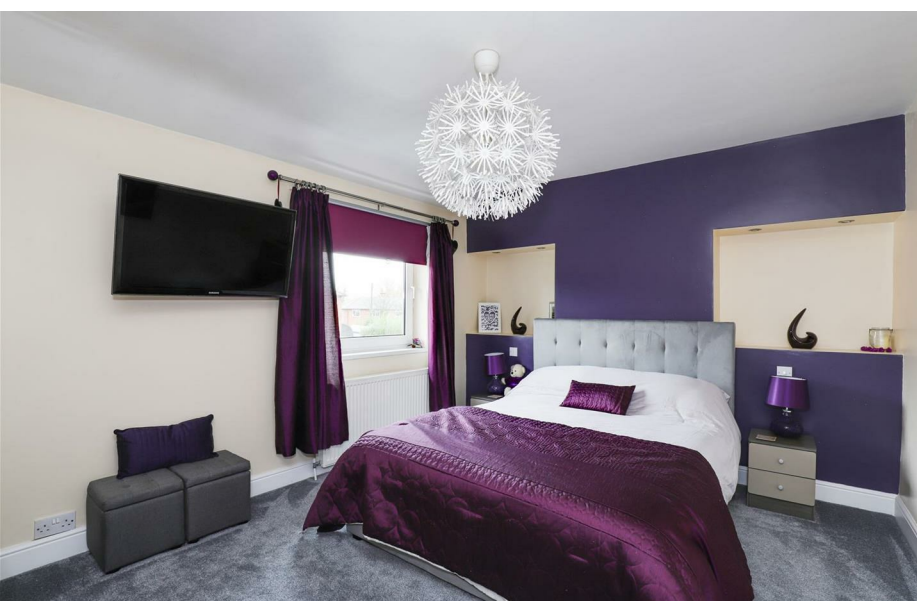
GUIDE PRICE £315,000 - £325,000

EXTENDED FAMILY HOME...

This three bedroom semi-detached house offers an abundance of space whilst being presented to an exceptionally high standard throughout, perfect for any growing families looking for their forever home! The property benefits from a range of decorative changes as well as a large extension with underfloor heating and bi-fold doors allowing natural light to flood the ground floor. Situated in the sought after village location of Breaston which is host to a range of local amenities such as restaurants, a local café, a butchers and is within catchment to the local primary school as well as benefitting from being surrounded by the stunning Derbyshire countryside. To the ground floor is an entrance hall, a W/C, two spacious reception rooms and a large kitchen/diner. To the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a block paved driveway and car port providing off road parking and to the rear is a south facing garden - perfect for those summer months!

MUST BE VIEWED





- Extended Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Refurbished Throughout
- Off Road Parking
- South Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'1" x 10'11" (0.94 x 3.34)

The entrance hall has vinyl flooring, a wall mounted radiator, carpeted stairs, and a composite door providing access into the accommodation

W/C

4'5" x 3'1" (1.36 x 0.96)

This space has vinyl flooring, a low level flush W/C, a floating wash basin and tiled splashback

Living Room

10'4" x 10'11" (3.16 x 3.34)

The living room has vinyl flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Family Room

14'8" x 10'11" (4.48 x 3.34)

The family room has wooden flooring, a wall mounted radiator, a recessed chimney breast alcove with a decorative surround, a TV point and UPVC double glazed French doors to the kitchen/diner

Kitchen/Diner

22'4" x 28'5" max (6.82 x 8.67 max)

The kitchen/diner has vinyl and tiled flooring, underfloor heating, a wall mounted radiator, a range of fitted wall and base units with square edge worktops, a breakfast bar, a black ceramic sink and a half with mixer taps and a drainer, an integrated dishwasher, space for a Range master cooker, a sloping extractor hood, space for an American fridge freezer, space for a dining table, recessed spotlights, four Velux windows, a UPVC double glazed window to the rear elevation and bi-fold doors opening out to the rear garden

FIRST FLOOR

Landing

2'6" x 11'10" (0.78 x 3.61)

The landing has carpeted flooring, provides access to the first floor accommodation and a boarded loft with a drop down ladder and lighting

Master Bedroom

10'11" x 12'10" (3.34 x 3.92)

The main bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10'11" x 11'6" (3.34 x 3.52)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

10'4" x 6'8" (3.16 x 2.04)

The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

8'3" x 4'9" (2.54 x 1.45)

The bathroom has vinyl flooring, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, partially tiled walls, a 'b' shaped bath with a wall mounted shower and two UPVC double glazed obscure windows to the front elevation

OUTSIDE

Front

To the front of the property is a block paved driveway and a car port providing ample off road parking

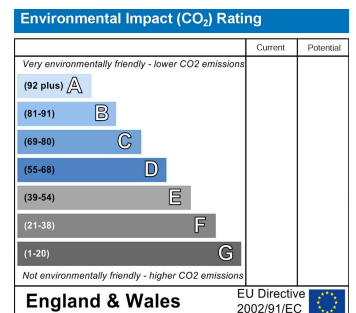
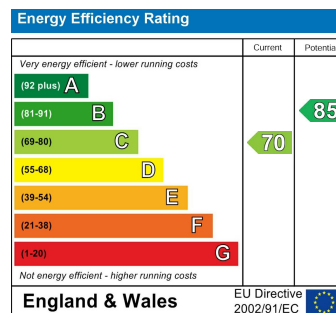
Rear

To the rear of the property is a south facing garden with a decked seating area, courtesy lighting, an outdoor tap, a lawn, decorative gravel, a range of plants and shrubs, a hedged border, panelled fencing, a wooden shed and a summerhouse

DISCLAIMER

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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