

# HoldenCopley

PREPARE TO BE MOVED

Maylands Avenue, Breaston, Derbyshire DE72 3EE

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**Guide Price £335,000**

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GUIDE PRICE - £335,000 - £350,000

PERFECT FOR A GROWING FAMILY...

This delightful three-bedroom detached house that epitomises comfort and contemporary living and offers the perfect blend of spaciousness, convenience, and outdoor beauty. As you approach the house, you are greeted by an inviting entrance porch. Stepping inside, the hallway welcomes you into this wonderful home. The ground floor boasts a well-appointed W/C, a spacious living room bathed in natural light flowing through large windows, creating an airy and welcoming atmosphere and a delightful kitchen diner, designed with both functionality and style in mind. The dining area provides a perfect setting for family meals or entertaining guests, with views overlooking the rear garden. Completing the ground floor, a utility room offers practicality and additional storage, ensuring that daily tasks are easily managed without compromising the living spaces. Ascending the staircase to the first floor, you'll find three beautifully presented bedrooms, each offering a peaceful retreat for relaxation and privacy. A well-appointed bathroom serves the bedrooms, providing a tranquil space to rejuvenate and unwind. Outside, this property truly shines. The front of the house boasts a driveway leading to a garage, ensuring ample parking space for vehicles and additional storage. A well-maintained lawned garden with border flowerbeds enhances the kerb appeal. To the rear of the house, an enclosed lawned garden awaits, providing a private oasis for outdoor enjoyment. Whether you're hosting barbecues, gardening, or simply relaxing in the sun, the paved patio seating area is an ideal spot to soak up the tranquility and beauty of the surroundings. Located in the sought-after village of Breaston, this property offers easy access to local amenities, schools, and transport links, ensuring convenience for daily life while enjoying the charm of a peaceful residential area.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Porch & Hall
- Ground Floor W/C
- Spacious Living Room
- Kitchen Diner & Utility Room
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Off Street Parking & Garage
- Well Presented Throughout





## GROUND FLOOR

### Porch

The porch has vinyl flooring, an obscured floor to ceiling double glazed window, a composite door providing access into the accommodation and a UPVC door leading through to the hall.

### Hall

6'2" x 14'6" (1.89m x 4.44m)

The hall has carpeted flooring, a radiator, two storage cupboards, an obscured floor to ceiling UPVC double glazed window, carpeted stairs to the first floor accommodation and provides access into the downstairs accommodation.

### W/C

3'7" x 6'2" (1.09m x 1.88m)

This space has vinyl flooring, a radiator, a wash basin with a mixer tap and a tiled splashback, an extractor fan, spotlights to the ceiling, a low level W/C and an obscured UPVC double glazed window to the front elevation.

### Living Room

9'8" x 32'5" (2.95m x 9.90m)

The living room has carpeted flooring, a TV point, three radiators, a UPVC double glazed window to the front elevation, a Velux window and UPVC double glazed patio doors opening out to the rear garden.

### Kitchen Diner

17'3" x 19'8" (5.28m x 6.01m)

The kitchen has wood-effect flooring, spotlights to the ceiling, a sky light, a Velux window, a range of wall, drawer and base units with worktop above, under wall unit spotlights, space for a fridge freezer, space for a Range style cooker with an extractor hood over, space and plumbing for a dishwasher, a black composite sink and a half with a drainer and a mixer tap, a UPVC double glazed window to the rear elevation, a radiator, space for a dining table and UPVC double glazed patio doors opening out to the rear garden.

### Utility Room

2'10" x 10'4" (0.87m x 3.16m)

This space has wood-effect flooring, a radiator and space and plumbing for a washing machine.

## FIRST FLOOR

### Landing

6'4" x 10'1" (1.95m x 3.08m)

The landing has carpeted flooring, a storage cupboard, access into the first floor accommodation and a UPVC double glazed window to the side elevation.

### Bedroom One

10'11" x 13'10" (3.33m x 4.22m)

The first bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation.

### Bedroom Two

10'10" x 9'1" (3.30m x 2.77m)

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

### Bedroom Three

9'3" x 7'8" (2.83m x 2.34m)

The third bedroom has carpeted flooring, a radiator, access into fully boarded loft via a drop-down ladder, and a UPVC double glazed window to the front elevation.

### Bathroom

5'3" x 6'4" (1.62m x 1.94m)

The bathroom has wood-effect flooring, partially tiled walls, a vanity wash basin with a mixer tap, a low level W/C, a bath with a mixer tap, mains fed shower and a shower screen, a radiator and an obscured UPVC double glazed window to the rear elevation.

## OUTSIDE

## Front

To the front of the property there is a lawned garden with border flower beds and shrubs, a pathway leading to the front door, fenced boundaries, external lighting, off street parking and access into the garage.

## Rear

The rear of the property has a paved patio seating area, a lawned garden with boarder flower beds and shrubs, a paved pathway and fenced boundaries.

## Gagage

12'0" x 16'11" (3.68m x 5.16m)

The garage has power points, lighting, houses the fuse boxes, has a door into the house, a door to the side elevation and an up and over entrance door.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

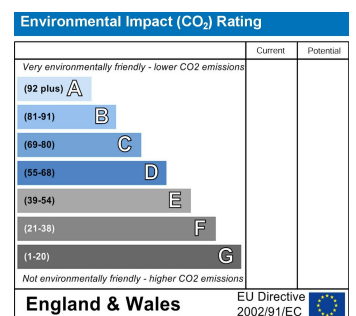
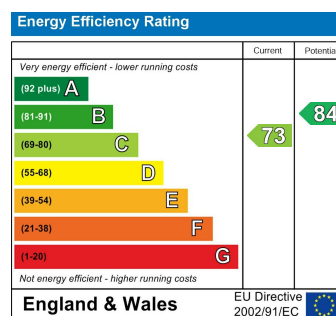
The vendor has advised the following:

Property Tenure is Freehold

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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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)