

# HoldenCopley

PREPARE TO BE MOVED

Stevens Lane, Breaston, Derbyshire DE72 3BW

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Offers Over £270,000

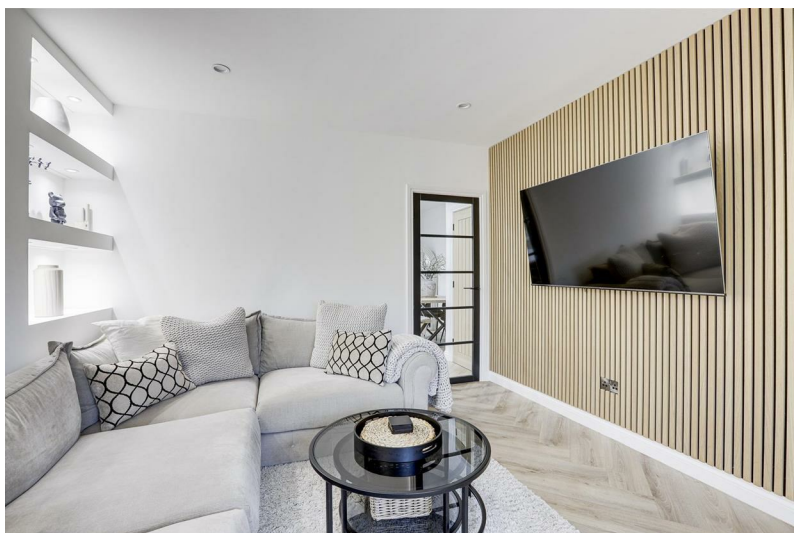
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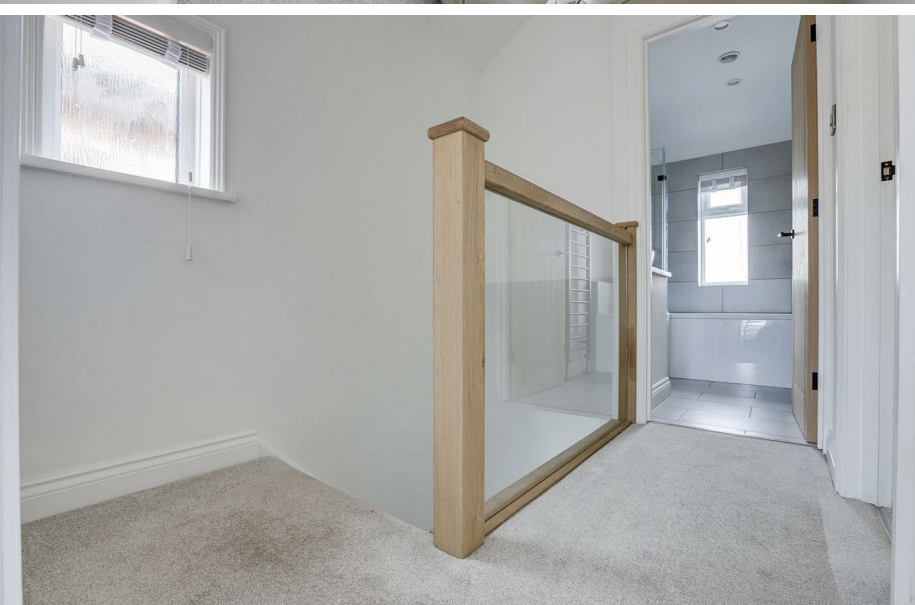


## RENOVATED SEMI-DETACHED HOUSE...

This three-bedroom semi-detached house stands as a testament to the dedication and vision of its current owners, who have meticulously transformed it into a haven of comfort and style. Step inside to discover a space that radiates warmth and sophistication, with newly fitted features adorning every room. Internally, to the ground floor is an entrance hall, leading into a light and spacious living room. The heart of the home lies in the contemporary kitchen, where sleek lines and modern design converge to create a culinary masterpiece. Equipped with integrated appliances, a breakfast bar, and ample space for dining. Ascending to the first floor, three well-appointed bedrooms await, serviced by a modern bathroom suite, boasting matte black fixtures that add a touch of elegance to the space. Outside, there is a driveway at the front providing convenient parking and a south-facing garden at the rear offering a serene retreat for outdoor enjoyment. Multiple seating areas provide the perfect setting for alfresco dining, while a neatly manicured lawn adds to the charm of the outdoor space. A brick-built outhouse offers additional storage options. Situated close to local amenities, parks, schools, and easy commuting links, this property epitomises modern living at its finest.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Good-Sized Living Room
- Stylish Bathroom Suite
- Renovated Throughout
- Large South-Facing Garden
- Brick-Built Outhouse
- Driveway
- Close To Local Amenities





## GROUND FLOOR

### Entrance Hall

4'11" x 2'11" (1.52m x 0.90m )

The entrance hall has Herringbone-style flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### Living Room

12'6" x 12'5" (max) (3.83m x 3.79m (max))

The living room has a UPVC double-glazed window to the front elevation, Herringbone-style flooring, a radiator, recessed spotlights, display wall alcoves with spotlights, a panelled feature wall, and a TV point.

### Kitchen Diner

15'9" x 12'11" (max) (4.82m x 3.96m (max))

The kitchen has a range of fitted handleless base and wall units with worktops and a feature breakfast bar island, an undermount sink with a swan neck mixer tap, an integrated Bosch oven and microwave, an electric hob with extractor fan, an integrated fridge freezer, an integrated washing machine, space for a dining table, an in-built pantry cupboard, Herringbone-style flooring, two vertical radiators, recessed spotlights, LED plinth lighting, UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the rear garden.

### Pantry Cupboard

7'5" x 2'9" (max) (2.27m x 0.84m (max))

## FIRST FLOOR

### Landing

7'6" x 6'2" (max) (2.29m x 1.89m (max))

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

### Bedroom One

11'11" x 9'8" (max) (3.65m x 2.95m (max))

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

### Bedroom Two

13'1" x 7'2" (4.00m x 2.19m )

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, fitted wall-to-wall wardrobes, recessed spotlights, and a radiator.

### Bedroom Three

9'11" x 6'1" (3.03m x 1.87m )

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, a TV point, and a radiator.

### Bathroom

7'3" x 5'9" (max) (2.22m x 1.76m (max))

The bathroom has a low level dual flush W/C, a countertop wash basin, a \*P\* shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, a heated towel rail, tiled flooring, partially tiled walls, recessed display alcoves, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway for off-road parking, courtesy lighting, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed south-facing garden with a sandstone patio area, a lawn, established trees, courtesy lighting, a raised decked seating area, access into a brick-built outhouse, fence panelled boundaries, and gated access.

### Outhouse

3'8" x 3'1" (1.12m x 0.95m )

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

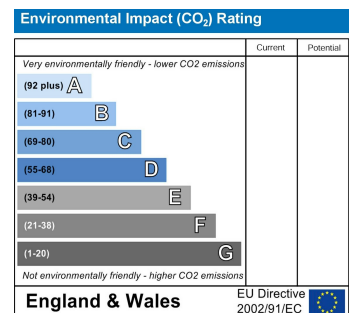
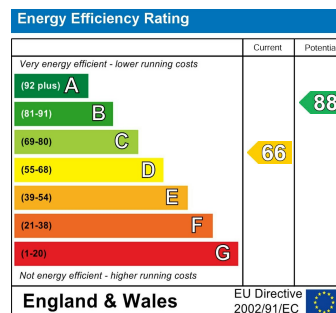
The vendor has advised the following:

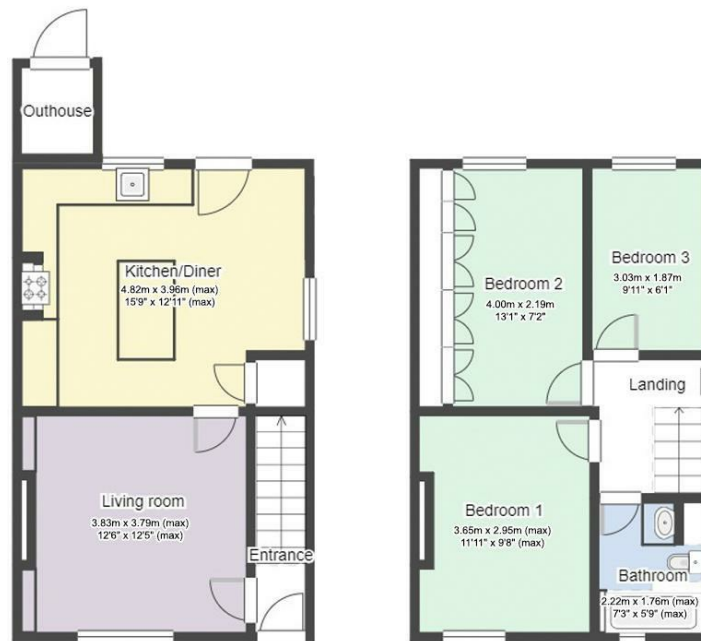
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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