

HoldenCopley

PREPARE TO BE MOVED

Stevens Lane, Breaston, Derbyshire DE72 3BW

£240,000

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STUNNING HOME...

Nestled in the highly desirable location of Breaston, this stunning two-bedroom semi-detached house offers modern living at its finest. With local amenities, parks, schools, and excellent commuting links close by, this property is perfect for those seeking both convenience and comfort. As you step inside, you are greeted by a warm and welcoming living room with a large window that floods the space with natural light. The heart of the home, the kitchen diner, provides a perfect space for culinary endeavours and gatherings with family and friends. It is designed to cater to all your needs while offering a contemporary setting. The upper level comprises two generously sized double bedrooms, each thoughtfully designed to provide comfort and style. A sleek four-piece bathroom suite with modern fixtures and fittings completes this level, offering a touch of luxury. The property boasts a driveway providing off-road parking for multiple cars. To the rear, you'll find an enclosed private garden featuring a patio seating area, a well-maintained lawn, and raised bedding areas adorned with various plants and shrubs. This space is ideal for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- Enclosed Rear Garden
- Beautifully Presented Throughout
- Sough-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 2'11" (1.21m x 0.90m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

12'5" x 12'0" (max) (3.79m x 3.66m (max))

The living room has laminate wood-effect flooring, a radiator, ceiling coving, an in-built storage cupboard, a recessed chimney breast alcove, fitted cupboard and shelves and a UPVC double-glazed window to the front elevation.

Kitchen Diner

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

The kitchen has a range of fitted base units with worktops, a ceramic sink with a drainer and a swan neck mixer tap, an extractor fan, space and plumbing for a washing machine & dishwasher, space for a range cooker, partially tiled walls, recessed spotlights, a radiator, a traditional open fireplace, laminate wood-effect flooring, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'7" x 6'2" (max) (3.25m x 1.88m (max))

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

Master Bedroom

12'4" x 11'10" (max) (3.78m x 3.63m (max))

The main bedroom has carpeted flooring, a radiator, an original open fireplace, a feature panelled wall, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

13'0" x 9'3" (max) (3.98m x 2.83m (max))

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

Bathroom

10'0" x 6'2" (3.06m x 1.89m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, tiled flooring, a UPVC double-glazed obscure window to the rear elevation and access to the boarded loft with courtesy lighting via a dropdown ladder.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear, courtesy lighting and a hedge boundary.

Rear

To the rear is an enclosed private garden with a paved patio area, a lawn, a stepping stone pathway, a shed, raised bedding areas with a range of plants and shrubs and fence panelling boundary's.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest

download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

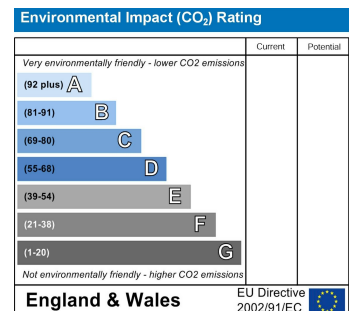
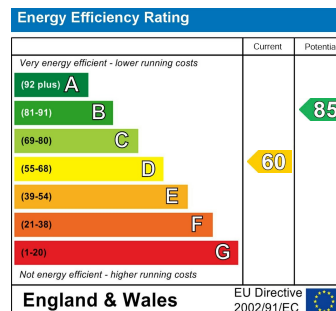
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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