

HoldenCopley

PREPARE TO BE MOVED

Maylands Avenue, Breaston, Derbyshire DE72 3EE

£650,000

Maylands Avenue, Breaston, Derbyshire DE72 3EE



PERFECT FAMILY HOME...

This three-bedroom detached house offers an ideal blend of space, style and comfort, making it perfect for a family ready to move straight in. Beautifully presented throughout, the property is located within easy access to local amenities, including shops, excellent transport links and great schools. The ground floor features a welcoming entrance hall that leads to a variety of versatile living spaces, including a spacious dining room, a bright conservatory and a cozy family room, all designed for modern family living. The living room provides a perfect space for relaxation, while the well-appointed fitted kitchen, complemented by a convenient utility room, caters to all your culinary needs. Additional ground floor benefits include a practical shower room, a W/C and an integral garage, offering ample storage and parking space. Upstairs, the first floor presents three generously sized bedrooms, each offering comfort. The master bedroom boasts an en-suite, while the remaining bedrooms share a three-piece bathroom suite. The first floor also provides access to the loft, offering potential for further storage or future expansion. Externally, the property continues to impress with a driveway at the front, providing off-street parking and a beautifully landscaped private rear garden. The garden features a lawn, multiple patio areas perfect for outdoor entertaining and a greenhouse for the gardening enthusiast. This home truly offers everything a family could desire, combining spacious accommodation with a prime location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Utility Room
- Ground Floor W/C & Shower Room
- Integral Garage
- Conservatory
- Three Piece Bathroom Suite & En-Suite
- Driveway
- Private Rear Garden





GROUND FLOOR

Entrance Hall

20'2" x 11'6" (max) (6.17m x 3.51m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard, recessed spotlights, wall-mounted light fixtures, coving and a single UPVC door providing access into the accommodation.

Shower Room

9'0" x 4'6" (2.76m x 1.38m)

The shower room has a low level concealed flush W/C, a wash basin with fitted storage, a walk-in shower enclosure with a mains-fed shower, grab handles, a fold-up seat, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Dining Room

24'2" x 22'10" (max) (7.38m x 6.96m (max))

The dining room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, wall-mounted light fixtures, coving and double French doors providing access out to the garden.

Conservatory

12'3" x 10'0" (3.74m x 3.07m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, recessed spotlights and double French doors providing access out to the garden.

Family Room

15'7" x 11'6" (4.76m x 3.53m)

The family room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and coving.

Living Room

17'8" x 14'0" (max) (5.39m x 4.27m (max))

The living room has two UPVC double-glazed stained glass windows to the side elevation, wood-effect flooring, a radiator, a decorative surround, wall-mounted light fixtures, coving, two UPVC double-glazed windows to the rear elevation and double French doors providing access out to the garden.

Kitchen

14'6" x 10'9" (max) (4.43m x 3.29m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and microwave, an electric hob, a sink and a half with a drainer, space and plumbing for a dishwasher, tiled flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the front elevation.

Utility Room

10'8" x 9'11" (3.27m x 3.04m)

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer, space for an american style fridge-freezer, tiled flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the front elevation.

W/C

6'2" x 2'9" (1.90m x 0.85m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

Garage

17'10" x 15'9" (max) (5.46m x 4.82m (max))

The garage has lighting, a single door to the side elevation and an up and over garage door.

FIRST FLOOR

Landing

15'4" x 5'8" (4.69m x 1.73m)

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

Master Bedroom

22'4" x 12'0" (max) (6.81m x 3.68m (max))

The main bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, two radiators, fitted drawers and a desk with drawers, wall-mounted light fixtures, fitted mirrored wardrobes with eaves storage and recessed spotlights.

En-Suite

8'11" x 6'8" (max) (2.73m x 2.05m (max))

The en-suite has a low level concealed flush W/C, a beday, a counter top wash basin with fitted storage, a shower enclosure with a mains-fed shower, tiled flooring and walls, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'8" x 11'9" (max) (3.88m x 3.60m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

11'6" x 10'7" (3.51m x 3.24m)

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

Bathroom

14'10" x 10'2" (max) (4.53m x 3.10m (max))

The bathroom has a low level concealed flush W/C, a countertop wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring and walls, a heated towel rail, 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.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a lawn, patio areas, various plants, a greenhouse and an exterior power point.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps

(Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

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

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Erewash Borough Council - Band E

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.

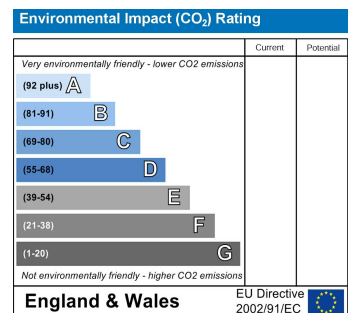
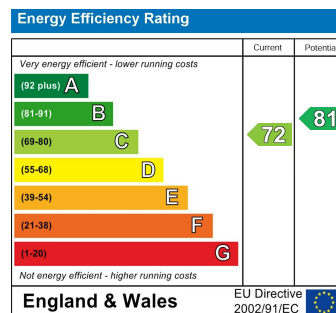
The vendor has advised the following:

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.





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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk