

# HoldenCopley

PREPARE TO BE MOVED

Risley Lane, Breaston, Derbyshire DE72 3AU

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Guide Price £275,000 - £295,000

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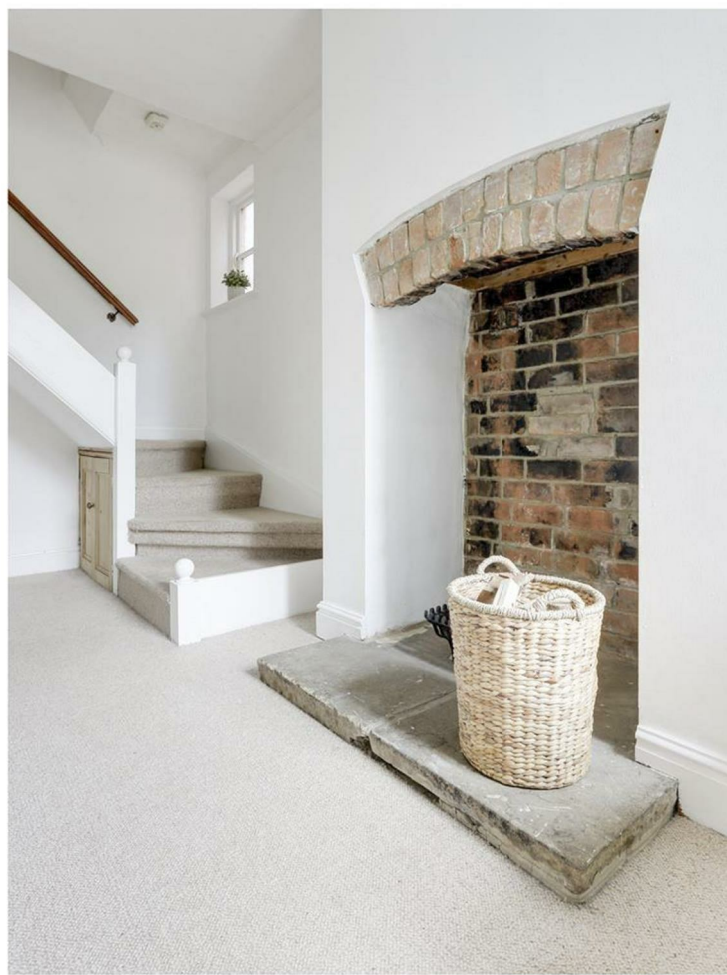
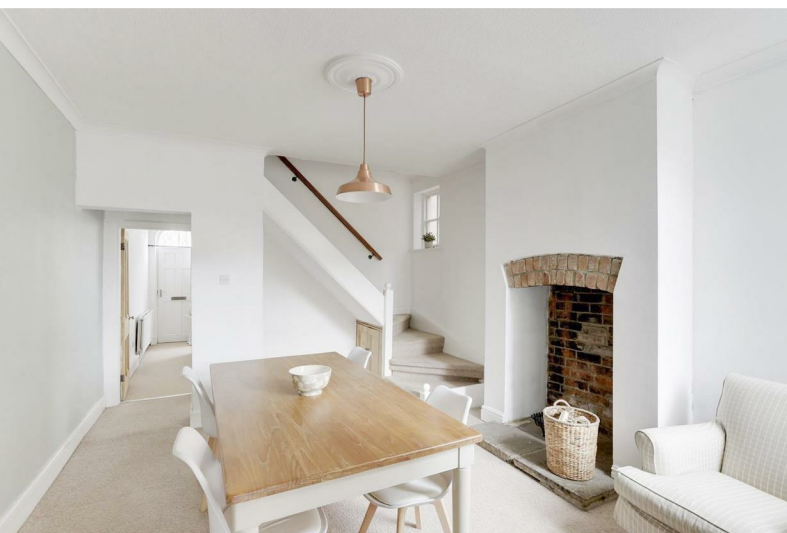


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BEAUTIFULLY PRESENTED THROUGHOUT...

This traditionally semi-detached house would be the perfect purchase for a range of buyers as the property is well-presented throughout whilst offering plenty of space, making it move-in ready. Situated in the heart of Breaston village, it offers an idyllic blend of village charm and convenience, with local shops, highly regarded schools, and picturesque countryside walks nearby, including a Nature Reserve. The area is rich in amenities, including several local golf courses, while excellent transport links such as J25 of the M1, East Midlands Airport, and train stations at Long Eaton and East Midlands Parkway provide easy access to Nottingham, Derby, and beyond. Inside, the ground floor boasts a welcoming bay-fronted living room with a log burner, a good-sized dining room, and a fitted breakfast kitchen complete with integrated appliances. The first floor features two double bedrooms, both serviced by a stylish modern bathroom. Outside, the generous rear garden offers a stone-paved patio, a well-maintained lawn, and a timber-built summer house—perfect for relaxing or entertaining.

MUST BE VIEWED







- Traditional Semi-Detached House
- Two Double Bedrooms
- Bay-Fronted Living Room With Log-Burner
- Spacious Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Beautifully Presented
- Generous-Sized Garden
- Village Location
- Must Be Viewed









GROUND FLOOR

Living Room

14'10" x 12'6" (max) (4.53m x 3.82m (max))

The living room has a UPVC double-glazed bay window with fitted shutters to the front elevation, carpeted flooring, fitted base cupboards, coving to the ceiling, a recessed chimney breast alcove with a log-burning stove, an oak beam and stone tiled hearth, a radiator, a ceiling rose, and a single pine door providing access into the accommodation.

Dining Room

15'8" x 12'6" (max) (4.80m x 3.82m (max))

The dining room has a UPVC double-glazed window to the rear elevation, a single-glazed window to the side elevation, carpeted flooring, a recessed chimney breast alcove with an exposed brick back, a ceiling rose, coving to the ceiling, a radiator, and an in-built under stair cupboard.

Breakfast Kitchen

14'2" x 7'5" (4.32m x 2.28m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a swan neck mixer tap and drainer, an integrated oven with a five ring gas hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, space for a breakfast table, tiled flooring, tiled splashback, a radiator, two UPVC double-glazed windows to the side and rear elevation, and a single door providing access to the rear garden.

FIRST FLOOR

Landing

15'7" x 9'3" (max) (4.77m x 2.83m (max))

The landing has carpeted flooring, a radiator, wall-light fixtures, and provides access to the first floor accommodation.

Bedroom One

12'6" x 12'4" (3.83m x 3.77m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe with access to the loft.

Bedroom Two

9'3" x 12'7" (2.83m x 3.84m)

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

Bathroom

14'2" x 9'1" (4.32m x 2.77m)

The bathroom has a low level dual flush W/C, a wash basin, a double-ended bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially ceramic tiled walls, vinyl flooring, an in-built airing cupboard housing the hot water cylinder, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a forecourt with a stone-brick built boundary wall, a slate paved pathway, a range of shrubs, gated access, and side access to the garden providing bin storage.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, an outdoor tap, a lawn, a range of established plants and shrubs, a timber-built summer house, a wooden pergola, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 00 Mbps (upload)  
Phone Signal – Mostly 4G & 5G coverage  
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+  
Area - Medium risk for surface water / very low for rivers & sea  
Non-Standard Construction – No  
Any Legal Restrictions – N/A  
Other Material Issues – N/A

DISCLAIMER

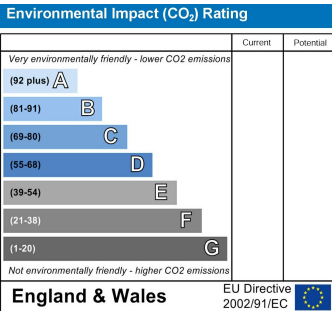
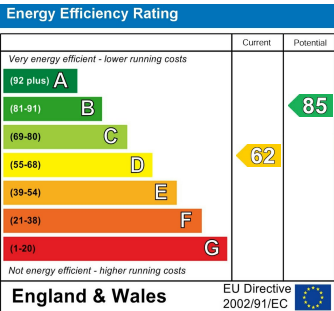
Council Tax Band Rating - Erewash Borough Council - Band B  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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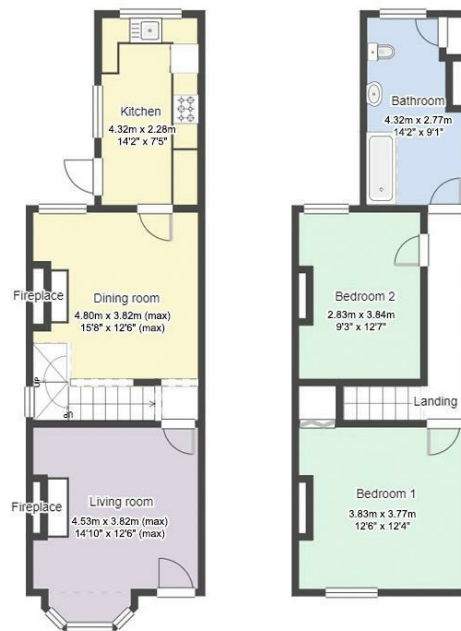
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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