

# HoldenCopley

PREPARE TO BE MOVED

Woodland Avenue, Breaston, Derbyshire DE72 3AN

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£475,000



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## BEAUTIFULLY PRESENTED DETACHED BUNGALOW...

This stunning four-bedroom detached bungalow offers spacious and beautifully presented accommodation, making it the perfect home for a family looking to move straight in. Situated in a popular location, the property is within easy reach of local shops, excellent transport links, and great schools. The heart of the home is the modern open-plan kitchen diner, featuring a large breakfast bar island and integrated appliances, seamlessly flowing into the bright and airy living room, where two sets of French doors open out to the garden. A separate utility room, a versatile playroom, and a dedicated office provide additional practicality and comfort. The bungalow boasts four well-proportioned bedrooms, with the master benefiting from its own en-suite, while the remaining bedrooms are served by a bathroom, complete with a freestanding roll-top bathtub. To the front, a block-paved driveway with gated access provides ample parking. The rear garden is a private retreat, featuring a patio with a retractable awning, a well-kept lawn, mature shrubs, various plants, trees, and a useful outhouse, making it an ideal space for both relaxation and entertaining.

MUST BE VIEWED







- Detached Bungalow
- Four Bedrooms
- Open Plan Modern Fitted Kitchen Diner Living Room
- Utility Room
- Versatile Office & Playroom
- Bathroom & En-Suite
- Driveway
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

18'7" x 13'5" (max) (5.68m x 4.11m (max))

The entrance hall has wood-effect flooring, radiators, recessed spotlights, coving and a single composite door providing access into the accommodation.

Utility Room

10'9" x 7'9" (3.28m x 2.37m )

The utility room has fitted cupboards, a fitted worktop, space and plumbing for a washing machine and tumble dryer, wood-effect flooring and access into the loft.

Kitchen/Diner

21'10" x 14'4" (6.68m x 4.38m )

The kitchen/diner has a range of fitted base and wall units with worktops and a matching kitchen island breakfast bar with an electric hob and an extractor hood and a triple plug socket, an integrated double oven, single oven, microwave and dishwasher, a sink and a half with a drainer, space for an American style fridge-freezer, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, coving and open access into the living room.

Living Room

20'5" x 11'8" (6.24m x 3.58m )

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, recessed spotlights and two sets of UPVC double French doors providing access out to the garden.

Playroom

12'0" x 8'9" (max) (3.68m x 2.69m (max))

The playroom has carpeted flooring, a radiator, recessed spotlights, a velux window and UPVC double French doors providing access out to the garden.

Office

12'0" x 8'9" (3.67m x 2.69m )

The office has a UPVC double-glazed window to the front elevation, wood-effect flooring, a vertical radiator, recessed spotlights, coving, access into the loft and a single UPVC door providing access into the accommodation.

Master Bedroom

12'5" x 11'1" (max) (3.79m x 3.39m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a fitted sliding door wardrobe, coving and access into the en-suite.

En-Suite

8'0" x 5'11" (2.44m x 1.82m )

The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, tiled flooring, a heated towel rail, partially tiled walls, coving, recessed spotlights and a UPVC double-glazed window to the side elevation.

Bedroom Two

12'2" x 10'4" (3.71m x 3.15m )

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, fitted cupboards, over the head cupboards and a wardrobe, coving and recessed spotlights.

Bedroom Three

10'3" x 9'6" (3.14m x 2.92m )

The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, a fitted wardrobe and coving.

Bedroom Four

11'5" x 10'3" (3.50m x 3.14m )

The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, a fitted sliding door wardrobe and coving.

Bathroom

8'5" x 7'9" (2.57m x 2.37m )

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower, a freestanding roll top bathtub, tiled flooring and walls, a column radiator with a towel rail, recessed spotlights, an extractor fan, coving and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a large block paved driveway which is accessed by an iron gate.

Rear

To the rear is a private garden with a fence panelled boundary, courtesy lighting, a patio with a retractable awning, a lawn, various plants, mature shrubs and trees and an outhouse.

Outhouse

12'4" x 10'0" (3.78m x 3.07m )

The outhouse has lighting, power points, shelving and a single UPVC door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- 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
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions –
- Other Material Issues –

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 District Council - Band D

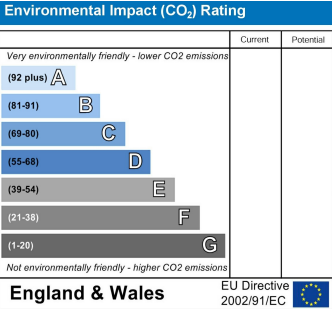
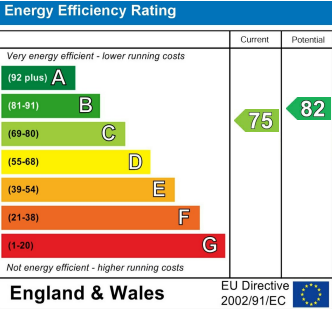
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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.

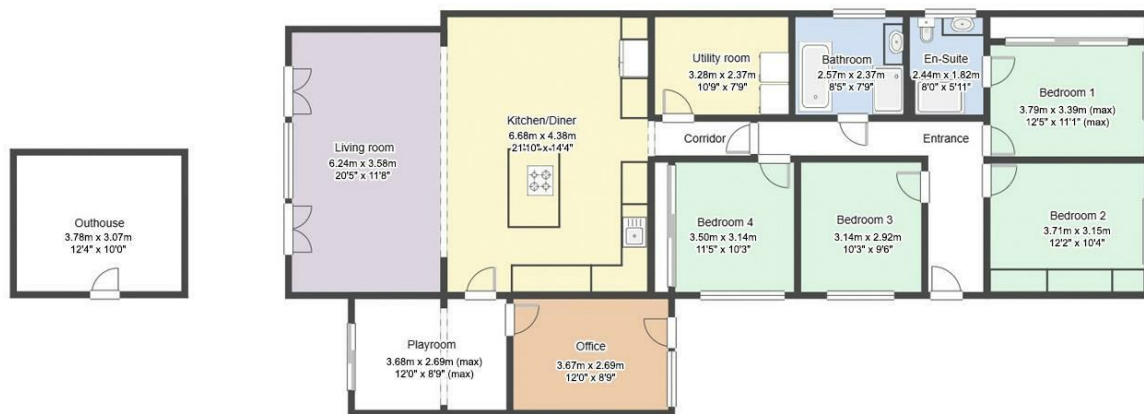
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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