

HoldenCopley

PREPARE TO BE MOVED

Richmond Avenue, Breaston, Derbyshire DE72 3AP

Offers Over £300,000

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WELL-PRESENTED DETACHED HOME...

This well-presented detached family home is situated in the sought-after village location of Breaston, offering excellent transport links including easy access to the M1 as well as Nottingham and Derby city centres. The property is exceptionally well-maintained, making it the perfect purchase for a variety of buyers, from small families to investors alike. Internally, the accommodation comprises an entrance hall, a cosy living room with a feature log burner and French doors opening out to the garden, a modern fitted kitchen/diner, a bright and airy sunroom, and a useful utility room. The first floor offers two generously sized double bedrooms, both featuring fitted wardrobes and the master benefitting from an en-suite bathroom, alongside a further family bathroom. Outside, the property benefits from a block paved driveway providing off-street parking, access to the garage, and to the rear a private enclosed garden with a lawn, a patio seating area, and a charming summer house – perfect for entertaining or relaxing.

MUST BE VIEWED





- Detached Family Home
- Two Double Bedrooms
- Cosy Living Room With Feature Fireplace
- Modern Fitted Kitchen/Diner
- Bright & Airy Sunroom
- Utility Room
- En-Suite & Family Bathroom
- Off-Street Parking & Garage
- Private Enclosed Garden & Summer House
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'1" x 4'6" (2.17m x 1.38m)

The entrance hall has carpeted flooring, a radiator, and a single composite door providing access into the accommodation.

Living Room

14'11" x 12'1" (4.56m x 3.70m)

The living room has carpeted flooring, a feature log burner in a recessed chimney breast alcove and a tiled hearth, a radiator, a UPVC double-glazed window to the front elevation, and double French doors leading out to the rear garden.

Hall

3'7" x 2'11" (1.10m x 0.89m)

The hall has carpeted flooring and stairs.

Sun Room

8'2" x 7'6" (2.50m x 2.30m)

The sunroom has carpeted flooring, a radiator, UPVC double-glazed windows to the side and rear elevations, and two Velux windows.

Kitchen/Diner

14'11" x 10'2" (4.56m x 3.11m)

The kitchen has a range of fitted shaker style base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an integrated gas hob with a stainless steel extractor fan, space for a fridge freezer, partially herringbone-style flooring, partially carpeted flooring, partially carpeted stairs, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Utility Room

7'6" x 6'2" (2.30m x 1.90m)

The utility room has a fitted base and wall unit with a worktop, space and plumbing for a washing machine and tumble dryer, space for an undercounter fridge freezer, a stainless steel sink, carpet flooring, a radiator, an internal window, a UPVC double-glazed window to the rear elevation, and a single composite door leading out to the rear garden.

FIRST FLOOR

Landing

6'11" x 5'11" (2.12m x 1.82m)

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

Master Bedroom

14'11" x 10'1" (4.56m x 3.09m)

The main bedroom has wooden flooring, fitted wardrobes with overhead cabinets, two radiators, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

7'6" x 5'8" (2.29m x 1.73m)

The en-suite has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

13'3" x 8'8" (4.05m x 2.65m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes with overhead cabinets, two UPVC double-glazed windows to the rear elevation.

Bathroom

8'5" x 6'1" (2.57m x 1.86m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, access to the garage, and boundaries made up of brick wall and metal fencing.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a summer house, planted areas, and hedged boundaries.

Garage

21'5" x 8'2" (6.55m x 2.51m)

Summer House

6'9" x 6'5" (2.06m x 1.97m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

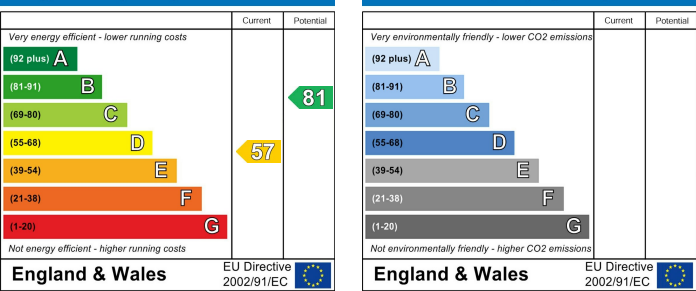
The vendor has advised the following:

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 licence and a recent utility bill or bank statement. VVe 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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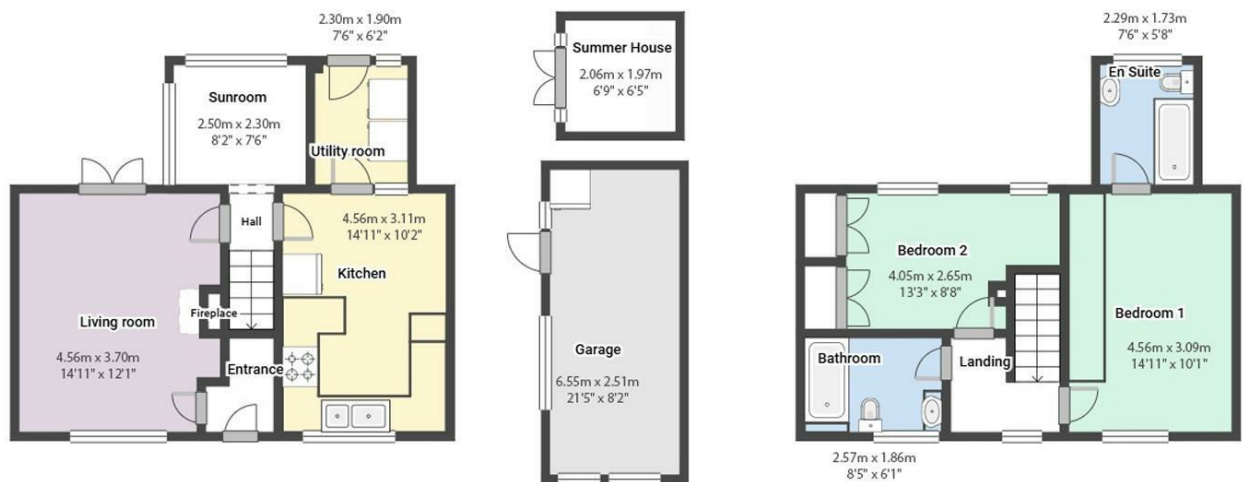


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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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