

HoldenCopley

PREPARE TO BE MOVED

Belmont Avenue, Breaston, Derbyshire DE72 3AA

£1,200 PCM

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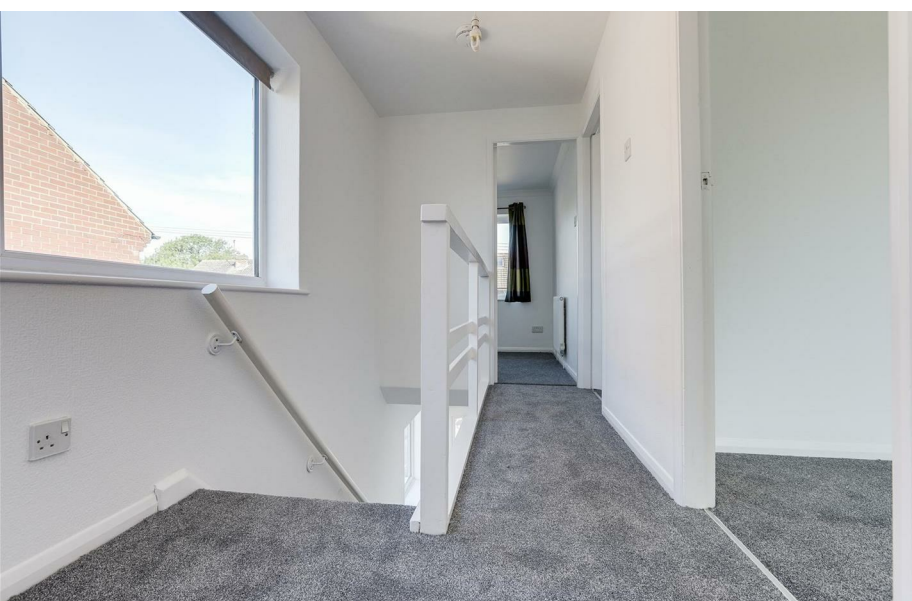


SEMI DETACHED FAMILY HOME...

We are delighted to present this freshly renovated semi-detached house situated in a sought after village location, ideal for a couple or family. This property benefits from its proximity to a variety of local amenities including shops, schools, and excellent transport links via the A52 and the M1. Upon entering the property, you are welcomed by an entrance hall leading to a spacious and bright living room, perfect for family gatherings. The fitted kitchen diner provides access to a side door and features a generous cupboard for storage. On the first floor, there are two double bedrooms along with a smaller room, ideal for a child or a study. The modern three-piece bathroom suite completes the upstairs layout. Outside, the block paved driveway leads to the front garden and garage, which offers ample storage space and features double wooden doors opening onto the driveway. The rear garden boasts a patio area, gravelled sections, a lawn, and a fence panelled boundary, making it perfect for outdoor activities and relaxation. This property offers a fantastic opportunity for families looking to settle in a vibrant community with excellent amenities and transport connections.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Garage & Driveway
- Rear Garden
- Close to Local Amenities
- Excellent Transport Links
- Newly Redecorated and New Flooring Throughout





GROUND FLOOR

Entrance

6'7" × 3'9" (max) (2.03m × 1.15m (max))

The entrance hall has a UPVC double glazed window to the side elevation, a radiator, wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

Living Room

17'3" × 10'11" (max) (5.27m × 3.34m (max))

The living room has a UPVC double glazed window to the front elevation, two radiators, a wall-mounted fireplace, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

14'0" × 8'4" (max) (4.29m × 2.55m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, wood-effect flooring, a UPVC double glazed window, and access to the side door.

Side Door

5'1" × 3'1" (1.55m × 0.96m)

The side door has tiled flooring, access into the in-built cupboard, and double French doors opening out to the side elevation.

FIRST FLOOR

Landing

10'2" × 5'5" (3.11m × 1.66m)

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

Bedroom One

13'5" × 9'4" (max) (4.09m × 2.86m (max))

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

Bedroom Two

12'5" × 8'5" (max) (3.80m × 2.57m (max))

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

Bedroom Three

7'11" × 5'5" (2.42m × 1.66m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

7'4" × 4'4" (2.24m × 1.34m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway leading to the garden at the rear, and access to the rear garden.

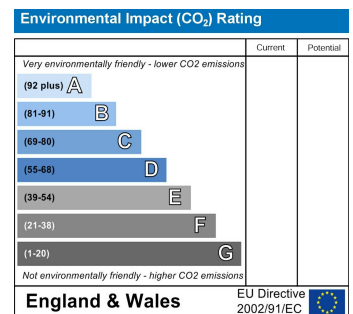
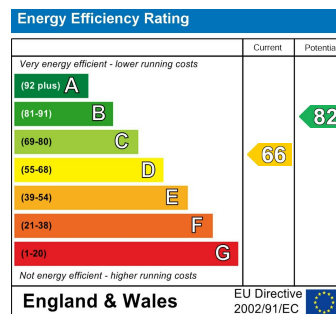
Garage

15'10" × 7'8" (4.83m × 2.36m)

The garage has ample storage, and double wooden doors opening onto the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, gravelled areas, a lawn, and fence panelled boundary.



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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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