



Maylands Avenue,  
Breaston, Derbyshire  
DE72 3EE

**O/O £270,000 Freehold**



THIS IS A THREE BEDROOM REFURBISHED AND UPGRADED SEMI DETACHED HOUSE WHICH HAS BEEN EXTENDED AT THE REAR SINCE BEING ORIGINALLY BUILT.

Being situated on this popular road in Breaston, this three bedroom semi detached property offers a lovely home that will suit a whole range of buyers, from people looking to buy their first property through to those who might be downsizing and looking for a property which is easily maintained and conveniently located for easy access to all the amenities and facilities provided by Breaston and the surrounding area. Over the past couple of years the property has been re-wired, had a new heating system installed, had new internal doors fitted, the kitchen has been updated with Shaker style units and the shower room has been also re-fitted and has a large walk-in shower with a mains flow shower system. The property is within easy walking distance of the local schools for younger children, various shops in the centre of the village and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from Belmont Avenue with car standing at the front and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing throughout. The property has new floor coverings to both the ground and first floors and the accommodation includes a reception hallway, lounge/sitting room, the dining/living kitchen which includes extensive ranges of Shaker style units and integrated appliances and from the dining/living area there are double glazed double opening French doors leading out to the rear garden. There is a rear hallway and a ground floor w.c. and to the first floor there are the three bedrooms and the luxurious shower room. Outside there is car standing at the front and a driveway leading down the right hand side of the property to a garage which is positioned to the rear. At the rear of the house there is a patio with a path leading down the garden, there are various lawned areas with a further slabbed area behind the garage, half way down the garden there are ornamental ponds and the garden is kept private by having fencing to the side boundaries and coniferous trees to the rear boundary. There is outside lighting around the property and an external water supply provided.

Breaston has a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and various coffee eateries while further shops can be found in Long Eaton which is only a short drive away where there are Asda, Tesco and Aldi stores and many other retail outlets as well as schools for older children, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an outside light leading through a UPVC front door with an arched inset glazed panel and an opaque double glazed side panel to:

## Reception Hall

Double glazed window with fitted blind to the side, radiator, laminate flooring, stairs with hand rail leading to the first floor and cornice to the wall and ceiling.

## Lounge/Sitting Room

16'7 x 10'9 approx (5.05m x 3.28m approx)

Double glazed window with fitted blind to the front, feature open fireplace with a chimney breast and power point for a wall mounted TV on the chimney breast, three wall lights, radiator and door with inset glazed panel leading through to:

## Dining/Living Kitchen

The kitchen has been re-fitted over the past couple of years with Shaker style units having brushed stainless steel fittings and wood grain effect work surfaces and includes a sink with a mixer tap set in a work surface/breakfast bar with a double cupboard and integrated dishwasher below, Hoover induction hob set in an L shaped work surface with a pull out racked spice cupboard, cupboards including a corner cupboard with fittings and drawers below, Neff oven and a combination microwave oven with a pan drawer below and a cupboard over, integrated fridge and freezer, double glass shelf wall mounted display cabinet, wall cupboards and hood over the cooking area, Karndean style flooring which extends into the dining/living area and recessed lighting to the ceiling.

The dining/living area has a double glazed window with fitted blinds to the side, double opening French doors with matching side panels leading out to the rear garden, radiator and Karndean style flooring.

## Understairs Storage

There is an understairs storage cupboard which has an opaque double glazed window, shelving and the electric meter, electric consumer unit and gas meter are housed in this cupboard.

## Rear Hall

Half opaque double glazed door leading out to the side of the property and tiled flooring.

## Ground Floor w.c.

The ground floor w.c. is fully tiled and has a white low flush w.c. and a wall mounted hand basin with a mixer tap, soap dispenser, towel hanging fitting and a toilet roll holder, folding door and tiled flooring.

## First Floor Landing

The balustrade continues onto the landing, there is a double glazed window with fitted blind to the side, hatch to the loft, radiator and cornice to the wall and ceiling.

## Bedroom 1

12'4 x 8'3 approx (3.76m x 2.51m approx)

Double glazed window to the front and a radiator.

## Bedroom 2

14' x 9'3 to 8'3 approx (4.27m x 2.82m to 2.51m approx)

Double glazed window to the rear and a radiator.

## Bedroom 3

7'9 x 5'5 approx (2.36m x 1.65m approx)

Double glazed window to the front and a radiator.

## Shower Room

The shower room has been recently re-fitted and is fully tiled with a large walk-in shower with a mains flow shower system including a rainwater shower and hand held shower, sliding glazed door and protective screens, low flush w.c. with a concealed cistern and a hand basin with mixer tap and drawers below with a mirror fronted cabinet matching the drawers above, opaque double glazed window, tiled flooring, recessed lighting to the ceiling and an extractor fan.

## Outside

At the front of the property there is car standing and a driveway with wrought iron gates running down the right hand side of the property to a garage which is positioned at the rear.

The rear garden has a slabbed patio with a path leading down to two ornamental ponds and the gardens are mainly lawned with fencing to the sides and hedging to the rear boundary. There is an outside water supply provided and there is external lighting running along the side and rear of the property.

## Garage

16' x 8' approx (4.88m x 2.44m approx)

The panelled garage has a pitched roof and double opening doors to the front and power and lighting is provided.

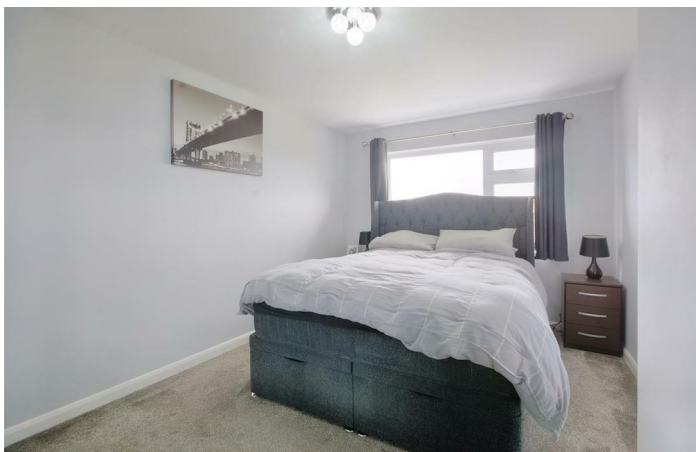
## Directions

Proceed out of Long Eaton along Wilsthrope Road continuing over the traffic island and into Breaston. Continue through the village of Breaston where Maylands Avenue can be found as a turning on the right hand side.

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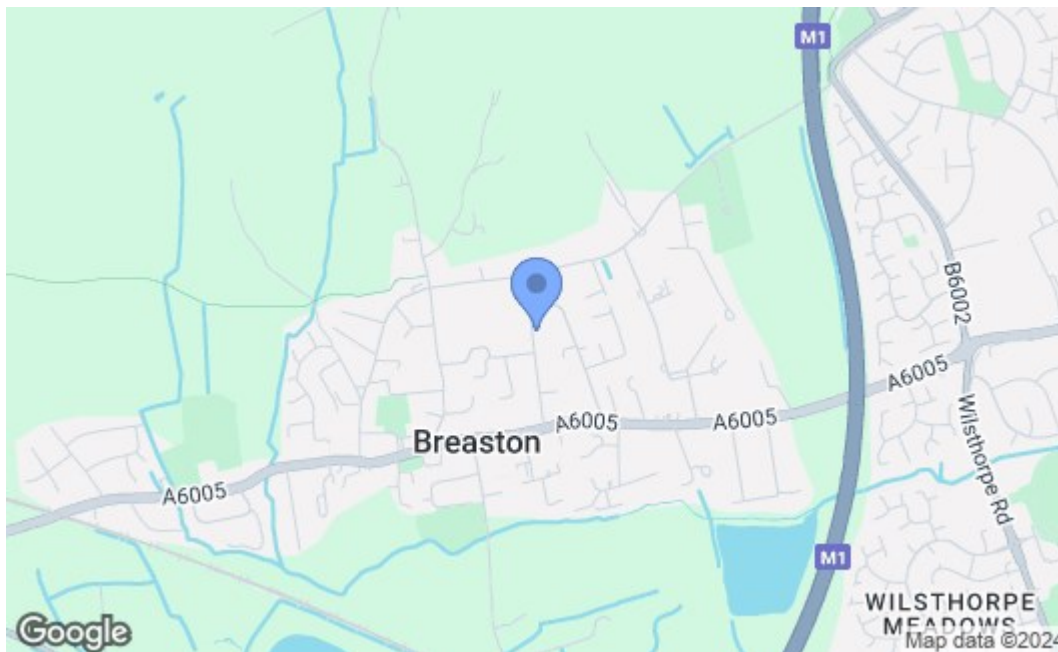
## Council Tax

Erewash Borough Council Band C





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.