



Holly Avenue,
Breaston, Derbyshire
DE72 3BG

O/I/R £369,950 Freehold



A THREE BEDROOM DETACHED BRIGHT AND AIRY HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN OVERLOOKING FIELDS SITUATED WITHIN THIS QUIET CUL-DE-SAC OF AN AWARD WINNING VILLAGE LOCATION.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom detached family home with off street parking and enclosed rear garden with field views. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with ample storage space. An internal viewing is highly recommended to appreciate the property on offer.

In brief, the property comprises an entrance hallway with under stairs storage cupboard, large lounge, open plan kitchen/diner, utility room and bedroom three which offers versatile living and could be used as another reception room, a play room or office as well as a bedroom. To the first floor the landing leads to two generous bedrooms both with fitted wardrobes and the four piece family bathroom suite. To the exterior, the property is set back from the pavement and offers ample off street parking with access into the car port to the side, perfect for storage or hanging washing to dry. To the rear there is an enclosed garden overlooking fields that boasts turf, flower beds and a patio area.

The property sits within a quiet cul-de-sac in the aware winning village of Breaston and is close to a wide range of local amenities. Long Eaton town centre is just a short drive away where shops, supermarkets and healthcare facilities can all be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport within a short drive.



Entrance Hallway

UPVC double glazed front door, carpeted flooring, radiator, stairs to the first floor, built-in storage cupboard, vaulted ceiling and ceiling light.

Lounge

30'5 x 13'5 approx (9.27m x 4.09m approx)

UPVC double glazed sliding doors to the rear garden and UPVC double glazed window to the front, carpeted flooring and ceiling light.

Kitchen Diner

15'3 x 18'2 approx (4.65m x 5.54m approx)

UPVC double glazed window to the rear, UPVC double glazed door leading to the car port, tiled flooring, laminate flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, two integrated Neff double ovens with hide and slide doors, space for a fridge freezer, integrated Neff induction hob with extractor fan over, integrated Neff dishwasher, radiator, ceiling light.

Utility Room

5'4 x 6'7 approx (1.63m x 2.01m approx)

Aluminium window to the front, tiled flooring, space for a washing machine, wall mounted boiler and ceiling light.

Bedroom 3

10'9 x 7'5 approx (3.28m x 2.26m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

First Floor Landing

UPVC double glazed Velux window, carpeted flooring, loft access and ceiling light.

Bedroom 1

10'9 x 12' approx (3.28m x 3.66m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2

11'9 x 10'9 approx (3.58m x 3.28m approx)

UPVC double glazed window overlooking fields to the rear, eaves storage, fitted wardrobes space, radiator and ceiling light.

Bathroom

7'2 x 9'9 approx (2.18m x 2.97m approx)

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., top mounted sink, bath with mixer tap and double enclosed shower unit, radiator and ceiling light.

Outside

There is off street parking at the front for several vehicles and access into the car port.

The rear garden is enclosed with a lawn, overlooking fields to the rear, flower beds and a patio area.

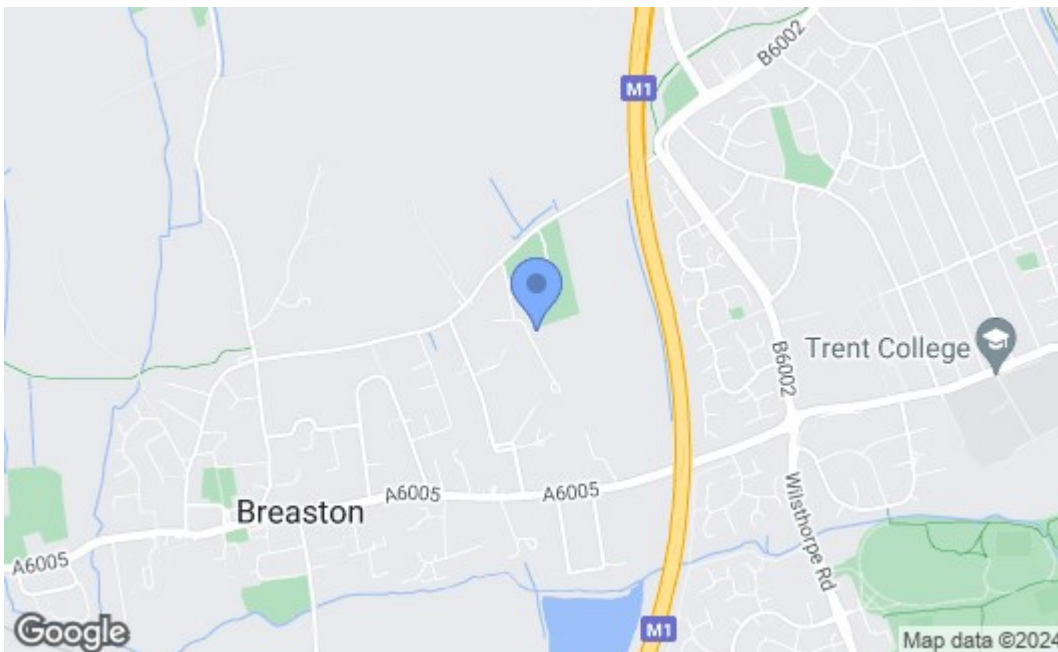
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, left into Longmoor Lane and into Breaston where Holly Avenue can be found as a turning on the left. Continue along and the property can be found on the left.
7896AMRS

Council Tax

Erewash Borough Council Band D





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