



Belmont Avenue,  
Breaston, Derbyshire  
DE72 3AA

**£595,000 Freehold**



THIS IS A HIGHLY APPOINTED DETACHED HOME PROVIDING THREE OR FOUR BEDROOM ACCOMMODATION WITH AN OPEN PLAN LIVING SPACE TO THE GROUND FLOOR.

Robert Ellis are pleased to be instructed to market this individual detached house which over the past few years has been substantially extended to the rear and side and now provides highly appointed accommodation with the flexibility to have three or four bedrooms and spacious ground floor living accommodation. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is within easy walking distance of the centre of Breaston where there are a number of local shops and schools for younger children, while further shopping facilities and schools for older children can be found in nearby Long Eaton with there also being excellent transport links, all of which have helped to make this a very popular and convenient village location.

The property has an attractive monocouche render to the front elevation under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of having gas central heating with underfloor heating to part of the ground floor and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a reception hallway which has a cloakroom off and doors leading to the lounge which has a bay window with shutters to the front and a feature log burning stove. There is a separate sitting room or study, which could alternatively be used as a ground floor double bedroom and this could easily have an en-suite shower room created in the store room which is positioned off the rear hall. The dining/living kitchen is an important feature of this lovely home and has a high quality fitted kitchen area with Shaker style units and granite work surfaces with integrated appliances and from the sitting area there are bi-folding doors with a feature glazed panel above leading out to the private sunny rear garden. There is a rear hallway which takes you to the utility/laundry room which is again fitted with Shaker units and a granite work surface and there is a ground floor w.c. and a most useful store/pantry which could be converted into an en-suite to a ground floor bedroom if this was required in the future. To the first floor the landing leads to the three double bedrooms, the main bedroom having a luxurious en-suite shower room, there are fitted wardrobes to two of the bedrooms and there is the main bathroom which is of an extremely good size with a stand alone bath and separate walk-in shower. Outside there is an adjoining garage to the left hand side of the house which is over 21' in length, there is parking at the front for several vehicles and at the rear a private, sunny garden with an Indian sandstone patio extending across the rear of the house and this leads onto a lawned garden which has established and well planted beds to the sides, there is a shed in the bottom left hand corner and fencing to the boundaries.

Breaston is an award winning village which provides a number of local shops and schools for younger children with there being further shopping facilities including Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets and schools for older children in nearby Long Eaton, there are healthcare and sports facilities which include 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset leaded opaque glazed panels and matching panels to the sides and above leading to:

### Reception Hall

Stairs with balustrade leading to the first floor with a cloaks cupboard under where the electricity meter, electric consumer unit and gas meter are housed, there are oak doors leading to the lounge and living/dining kitchen, understairs cupboard and to the separate sitting room/bedroom and Karndean style flooring with underfloor heating.

### Lounge/Sitting Room

15'2 plus bay x 10'2 approx (4.62m plus bay x 3.10m approx)  
Double glazed bay window to the front with fitted shutters, log burning stove set in the chimney breast with a wooden mantle and granite hearth, aerial point and power point for a wall mounted TV and carpeted flooring with underfloor heating.

### Sitting Room/Bedroom

13'6 x 8'7 approx (4.11m x 2.62m approx)  
Double glazed window with fitted blind to the front, radiator and a power point for a wall mounted TV.

### Living/Dining Kitchen

24'2 x 19'5 approx (7.37m x 5.92m approx)  
The exclusively fitted dining kitchen has been extended to the rear and has a part vaulted ceiling with four Velux windows and recessed lighting and there are bi-folding doors with a feature double glazed panel above, all of which have fitted blinds leading out to the rear garden. The kitchen is fitted with cream Shaker units with brushed stainless steel fittings and granite work surfaces and includes a 1 1/2 bowl sink with a pre-wash mixer tap set in an L shaped granite work surface with an integrated dishwasher, cupboards with the corner cupboard having a racked pull out system, space for a cooking Range with a back plate and hood over, granite work surface with double cupboard beneath, central island with a granite work surface having drawers, a wine cooler to one side and cupboards and two glazed display cabinets with shelving and lighting to the four sides, matching eye level wall cupboards and an eye level microwave oven with lighting under, two down lights over the central island, double glazed window with fitted blind to the rear, tiled flooring with underfloor heating, space for a large fridge/freezer and a power point for a wall mounted TV, recessed lighting to the ceiling in the dining area and oak doors leading to the rear hall and into the garage.

### Rear Hall

Having oak doors leading to the utility/laundry room, ground floor w.c. and to a large walk-in storage cupboard/pantry which could become an en-suite to the sitting room/bedroom if this was required in the future and there is tiled flooring which extends into the utility room and w.c.

### Utility Room

9'8 x 7'8 approx (2.95m x 2.34m approx)  
Sink and mixer tap set in a granite work surface with Shaker style double cupboard and space for both an automatic washing machine and tumble dryer below, shelved upright cupboard which also houses the Ideal gas boiler, radiator, tiled flooring, half opaque double glazed door and a double glazed window to the rear and cloaks hanging to one wall.

### Ground Floor w.c.

Having a white low flush w.c., hand basin with a mixer tap and two drawers under, radiator, tiled flooring and an extractor fan.

### Walk-in Storage Pantry/Cupboard

8'8 x 3'6 approx (2.64m x 1.07m approx)  
This large storage facility could easily be converted into an en-suite shower room/w.c. if the sitting room at the front was used as a ground floor bedroom with the room currently having fitted shelving, vinyl flooring and coat hanging.

### First Floor Landing

The feature oak balustrade is continued from the stairs onto the landing, ladder to the loft and oak doors leading to the bedrooms and main bathroom.

### Bedroom 1

12' plus wardrobes x 10'2 approx (3.66m plus wardrobes x 3.10m approx)  
Double glazed window with fitted blind to the rear, range of three double built-in wardrobes providing hanging space, shelving, drawers and there is a mirror within the wardrobe, aerial point and power point for a wall mounted TV, power pints with USB sockets a radiator and an oak panelled door to:

### En-Suite

The en-suite to the main bedroom is half tiled and has a corner shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to two walls and a pivot glazed door and protective screen, low flush w.c. and a hand basin with a mixer tap and two drawers under, opaque double glazed window with a fitted roller blind, chrome ladder towel radiator, tiled flooring with underfloor heating, extractor fan and recessed lighting to the ceiling.

### Bedroom 2

10'2 x 9'7 approx (3.10m x 2.92m approx)  
Double glazed bay window to the front, power points with USB sockets and a radiator.

### Bedroom 3

9'6 plus wardrobes x 9' approx (2.90m plus wardrobes x 2.74m approx)  
Double glazed window with fitted blind to the rear, radiator, range of built-in wardrobes with sliding doors with a mirrored panel to the centre door and the wardrobes providing shelving and hanging space, power points with USB charging points and a power point for a wall mounted TV.

### Bathroom

15'6 x 6'4 approx (4.72m x 1.93m approx)  
The main bathroom has tiling to all the walls and has a stand alone bath with a floor mounted mixer tap and a hand held shower, a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and glazed protective screens, a wide sink with a mixer tap and drawers below and a mirror to the wall above and a low flush w.c., feature chrome ladder towel radiator, recessed lighting to the ceiling, two opaque double glazed windows with fitted blinds, tiling to the floor with underfloor heating and an extractor fan.

### Outside

At the front of the property there is a block edged tarmac parking area in front of the garage and house which provides off road parking for several vehicles, there is a bin storage area, a wall to the front boundary and fencing to the sides and there is lighting by the front door and garage.

The landscaped rear garden is Southerly facing and has an Indian sandstone patio with a fitted canopy over one section and the patio extends down the left hand side of the property where a door leads into the garage and also extends to the other side where there is a door into the utility room, a path takes you to a shed at the bottom left hand corner of the garden, there is a lawn with established plants to the borders which include acers, roses and other perennial plants and bushes, there is outside lighting at the rear of the house, an outside water supply and the garden is kept private by having fencing to the boundaries.

### Garage

21'6 x 8'8 approx (6.55m x 2.64m approx)  
The garage is positioned to the left hand side of the property and has an electrically operated roller door to the front, access to the roof space, half double glazed door to the rear and power points and lighting are provided in the garage with there being an internal door into the dining/living kitchen.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue for 1/4 mile and turn right into Belmont Avenue and the property can be found on the left.  
8043AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 7mbps, Superfast 47mbps, Ultrafast 1000mbps  
Phone Signal – EE  
Sewage – Mains supply  
Flood Risk – No, surface water low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(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.