



Maxwell Street,  
Breaston, Derbyshire  
DE72 3AH

**£350,000 Freehold**



A THREE BEDROOM VICTORIAN SEMI DETACHED HOUSE OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this three bedroom home located within in the highly sought-after village of Breaston. This stunning bay fronted Victorian semi-detached home offers an exceptional blend of period charm and modern living. Occupying a generous corner plot, The property boasts a magnificent rear extension that transforms the ground floor into a spacious living kitchen diner, perfect for family life and entertaining. With underfloor heating, the kitchen area is beautifully appointed with a central island, providing ample workspace, breakfast bar living the living area boasting bi-fold doors that seamlessly connect the indoors with the outdoor garden space and lead to the decking area. There is also the huge bonus of a ground floor w.c. The cozy lounge features a log burner, adding a touch of warmth and character to the home, making it the ideal spot to unwind. There are three bedrooms and a family bathroom to the first floor with fantastic natural light on offer throughout. Externally, the property boasts a great space with a variety of aspects on offer including a patio area, decking area, lawned garden which also leads to a double garage and off-road parking.

The property is well presented throughout and benefits from central heating, double glazing in addition to underfloor heating through the living/dining kitchen area. Internal accommodation briefly comprises of an entrance hall, bay fronted lounge with log burner, a spacious living/dining kitchen stretching in excess of 35ft and a ground floor cloakroom. To the first floor, there are three bedrooms and a three piece family bathroom.

The property is a short walk away from the centre of Breaston village where there are a number of local shops, schools for younger children, walks in the surrounding picturesque countryside with there being a Nature Reserve close to the property, there are healthcare and sports facilities including several local golf courses and both state and independent schools for older children can be found in Long Eaton where there are also Asda and Tesco superstores along with many other retail outlets 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.



### Entrance Hall

Door to the front, LVT flooring, stairs to the first floor, underfloor heating, doors to:

### Lounge

12' x 14'5 into bay approx (3.66m x 4.39m into bay approx)

Double glazed bay window to the front, wooden flooring, coving to the ceiling and log burner.

### Living/Kitchen Diner

35'10 x 11'3 approx (10.92m x 3.43m approx)

Double glazed window to the side, matching wall and base units, integrated fridge freezer, space for a Range cooker, extractor hood over, integrated dishwasher, integrated washing machine, island with a RangeMaster sink and drainer, cupboard and breakfast bar, LVT flooring with underfloor heating, double glazed door to the side, two Velux windows, two double glazed windows to the side and bi-fold doors leading to the rear garden.

### Ground Floor w.c.

Low flush w.c., wash hand basin and LVT flooring.

### First Floor Landing

The landing provides access to three bedrooms and the bathroom. Loft access hatch and doors to:

### Bedroom 1

12'1 x 11'7 approx (3.68m x 3.53m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

9'7 x 7'6 approx (2.92m x 2.29m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

9'11 x 6'7 approx (3.02m x 2.01m approx)

Double glazed window to the rear, radiator and built-in storage.

### Bathroom

Double glazed window to the rear, panelled bath, mains flow shower over with a rainwater shower head, low flush w.c., vanity wash hand basin, chrome heated towel rail.

### Outside

There is a brick wall with railings to the front and gated access to the side.

To the rear of the property there is a patio, decked area, lawned area with shrubs and trees to the borders and a summerhouse to the rear.

There is off road parking accessed via the side and rear leading to the double garage.

### Double Garage

With an up and over door to the front.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker turn right into Oakleys Road and Maxwell Street can be found as a turning on the right.

8157AMCO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.