



Gregory Avenue,  
Breaston, Derbyshire  
DE72 3DJ

**£320,000 Freehold**





A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WITH POTENTIAL TO EXTEND SITUATED IN POPULAR VILLAGE OF BREASTON

This traditional three-bedroom semi-detached home is situated in the sought-after village of Breaston and is offered to the market with no upward chain. Occupying a substantial corner plot, the property provides excellent scope for extension to both the side and rear (subject to the necessary permissions), making it ideal for buyers looking to add value or tailor a home to their needs. The accommodation includes an open-plan kitchen diner, perfect for modern family living and entertaining, alongside a separate outhouse/utility offering practical additional storage and workspace. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Ideally located, the property enjoys close proximity to the amenities of Breaston village, with easy access to Draycott and surrounding areas, making it a popular choice for families and commuters alike. With its generous plot, flexible layout and desirable location, this home presents a fantastic opportunity with plenty of future potential.

The accommodation briefly comprises an entrance hall leading to a bright triple-aspect kitchen diner, with a cosy lounge positioned off. To the ground floor there is also a utility room, downstairs WC and useful storage. To the first floor are three double bedrooms and a fitted bathroom with shower over the bath. The property occupies a generous corner plot, offering potential to extend subject to the necessary planning permissions, and benefits from a driveway and gardens to the front, side and rear.

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



### Entrance Hall

10'8 x 5'7 approx (3.25m x 1.70m approx)

UPVC front door and UPVC double glazed window to the front, grey tiled flooring, ceiling light, double radiator, understairs cupboard, door to the kitchen diner and stairs to the first floor.

### Kitchen Diner

19'1 x 10'9 approx (5.82m x 3.28m approx)

This triple aspect room has UPVC double glazed windows to the front, side and rear and UPVC door to the outhouse/utility, with grey tiled flooring, recessed ceiling spotlights, double radiator, TV point and door into the lounge. Having a range of taupe contemporary gloss drawer and base units to two walls, wood effect roll edged work surface over, tiled splashbacks, composite grey 1½ bowl sink and drainer with mixer tap, four ring electric hob, oven and space for a dishwasher, electric fuse box.

### Lounge

12'3 x 12'4 approx (3.73m x 3.76m approx)

UPVC double glazed window to the rear, grey carpeted flooring, double radiator, ceiling light, TV point, attractive fire and surround.

### First Floor Landing

8'6 x 7'6 approx (2.59m x 2.29m approx)

Two UPVC double glazed windows to the front, grey carpeted flooring, double radiator, ceiling light, loft access hatch, airing/storage cupboard and doors to:

### Bedroom 1

10'7 x 9'7 approx (3.23m x 2.92m approx)

UPVC double glazed window to the rear, grey carpeted flooring, ceiling light, double radiator, built-in wardrobe and cupboard and TV point.

### Bedroom 2

9'3 x 10'7 approx (2.82m x 3.23m approx)

UPVC double glazed window to the rear, grey carpeted flooring, double radiator, built-in wardrobe and TV point.

### Bedroom 3

8'6 x 7'6 approx (2.59m x 2.29m approx)

UPVC double glazed window to the front, grey carpeted flooring, double radiator, ceiling light, TV point and built-in storage cupboard.

### Bathroom

5'1 x 7'5 approx (1.55m x 2.26m approx)

Two obscure UPVC double glazed windows to the side, tiled floor, ceiling spotlights, double radiator, low flush w.c., pedestal wash hand basin, Whirlpool bath with electric shower above and glass screen, tiled walls.

### Utility/ Outhouse

16'5 x 8'5 approx (5.00m x 2.57m approx)

UPVC double glazed doors to the front and rear and two ceiling lights, work surface, plumbing for washing machine and tumble dryer.

### Downstairs W.C

5'6 x 2'9 approx (1.68m x 0.84m approx)

Low flush w.c. and ceiling light.

### Outhouse/Storage Cupboard

7'4 x 5'8 approx (2.24m x 1.73m approx)

Ceiling light and plus sockets.

### Outside

The property sits back from the road on a substantial large corner plot and has a driveway for several vehicles with the potential to extend to the side. Path to the front door and outhouse/utility, lawned gardens and hedging to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road, across the island and into the centre of Breaston along Wilsthorpe Road, continue out along Draycott Road taking the right turn into Hills Road. Turn second right into Gregory Avenue where the property is located on the left hand side clearly identified by our for sale board. 9068JG

### Agents Notes

There are AI photos on this property.

### Council Tax Band

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 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



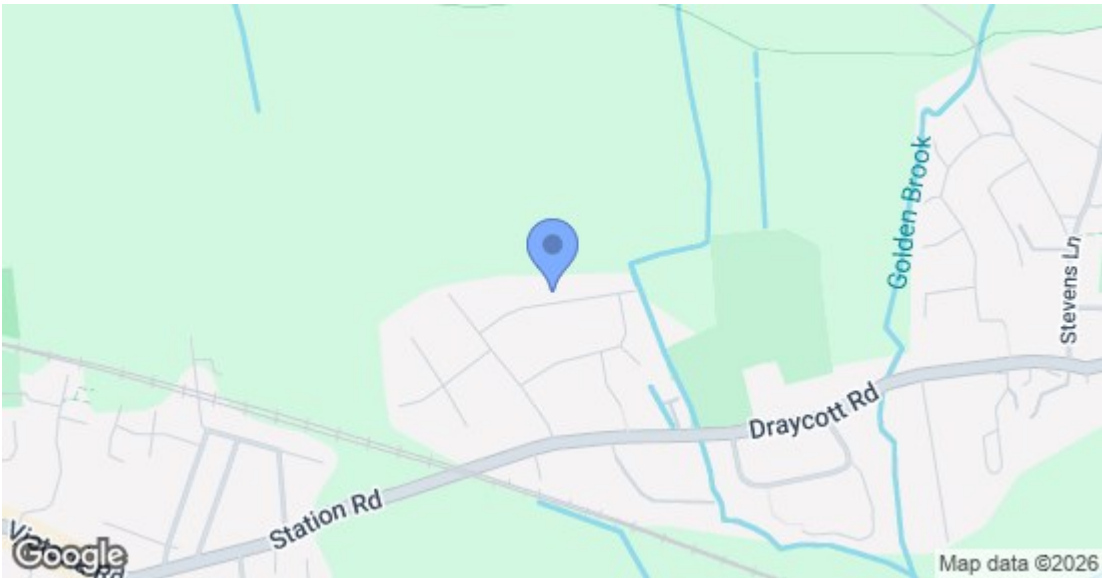
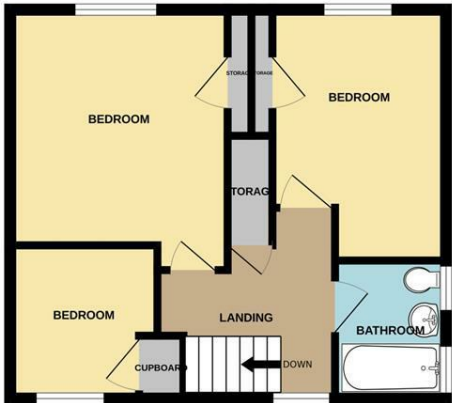




GROUND FLOOR



1ST FLOOR



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