



Woodland Avenue,  
Breaston, Derbyshire  
DE72 3AN

**£265,000 Freehold**



THIS IS A TASTEFULLY UPDATED AND REFURBISHED, TWO DOUBLE BEDROOM SEMI DETACHED HOME SITUATED ON THE EDGE OF THIS AWARD WINNING VILLAGE.

Being located on Woodland Avenue, this two bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to someone who is downsizing and looking for a property they can move in to without having to carry out any work whatsoever and is well placed for easy access to the village centre and to excellent transport links. For the size and finish to the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations with the front having been recently re-rendered, all under a pitched tiled roof to the main house, the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes a reception hall, a large lounge with an open fireplace, an inner hall with stairs to the first floor, the open plan living/dining kitchen is fitted with Shaker style units and granite work surfaces in the kitchen area, there is a rear hall/utility area and a most useful ground floor w.c. To the first floor the landing leads to the two double bedrooms and the luxurious newly fitted bathroom which has a mains flow shower over the bath. Outside there is the parking area at the front for two vehicles, a path runs down the right hand side of the house through a slatted gate to the rear garden which has been landscaped with a patio leading onto a lawn, with a newly laid garden being kept private by having fencing to the boundaries.

Breaston is a sought after village and has a number of local amenities and facilities including shops in the village centre, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, schools for older children can be found within a few minutes drive in Long Eaton where there are also many other shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including several local golf courses, walks in the nearby open 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.



## Front Door

A newly installed composite front door with three inset opaque glazed panels leading to:

## Reception Hall

Tiled flooring, understairs storage and cloaks hanging and a door leading into:

## Lounge

12'8 × 12'3 approx (3.86m × 3.73m approx)

The lounge is positioned at the front of the property and has a double glazed window with a fitted blind to the front, a feature radiator, open fireplace in a chimney breast with a wooden mantle over and a stone hearth, double fitted cupboards which houses the electricity meter and electric consumer unit and shelving to one side of the chimney breast and an aerial point and power point for a wall mounted TV.

## Inner Hall

Stairs lead to the first floor and tiled flooring which extends through into the living/dining kitchen.

## Living/Dining Kitchen

22'3 × 12'4 to 8'2 approx (6.78m × 3.76m to 2.49m approx)

This large open plan living space has newly fitted Shaker style units and granite work surfaces in the kitchen area and includes a Belfast sink with a mixer tap set in a granite work surface which extends to three sides and has cupboards, drawers and an integrated dishwasher below, RangeMaster five ring cooking range with two ovens and a grill, matching eye level wall cupboards, double shelved pantry style cupboard, panelling to the walls by the work surface areas, space for an upright fridge/freezer, double glazed window to the rear, two shelves to one wall and recessed lighting to the ceiling.

In the dining area there are two double glazed windows to the side, fitted seating in the dining area to three sides and there is storage within the seating, drop lights over the dining table position and tiled flooring which extends across the whole of the living/dining kitchen area.

## Rear Hall/Utility

Half double glazed door leading out to the side of the property, granite work surface with space for an automatic washing machine and cupboard below, upright cupboard, tiled flooring and recessed lighting to the ceiling.

## Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap and cupboard under, tiled flooring and an opaque double glazed window.

## First Floor Landing

Double glazed window to the side and doors to:

## Bedroom 1

12'6 plus recess × 12'5 approx (3.81m plus recess × 3.78m approx)

Double glazed window with fitted blind to the front, feature radiator, panelling to the wall by the bed head position and a power point for a wall mounted TV.

## Bedroom 2

11'9 × 9'6 to 6'4 approx (3.58m × 2.90m to 1.93m approx)

Double glazed window with a fitted blind to the rear, feature radiator and access to the loft.

## Bathroom

The newly fitted bathroom has a feature claw foot bath with a wall mounted mixer tap and overhead mains flow shower having a rainwater shower head and hand held shower, tiling to two walls with a recess to one wall and a glazed protective screen, pedestal wash hand basin and low flush w.c., panelling to the lower parts of two walls, feature radiator with a chrome towel rail and an opaque double glazed window.

## Outside

At the front of the property there is a newly laid stone off road parking area which provides parking for two vehicles with there being slatted fencing to the left hand boundary and a path runs down the right hand side of the house to the main entrance door and to a locked slatted gate which provides access to the rear garden.

The rear garden has been landscaped and has a newly laid Indian sandstone patio leading onto a lawned garden which is kept private by having fencing to three sides and there is an outside tap provided at the rear of the house. There is up and down lighting at the front and side of the house.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over into Breaston, Woodland Avenue can be found as a turning on the left hand side.  
8889AMMP

## Council Tax

Erewash Borough Council Band B

## Agents Notes

The EPC was carried out prior to any improvement works being carried out.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

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





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       | 28      |           |
| (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.