Robert Ellis

look no further...

Hills Road,
Breaston, Derbyshire
DE72 3DF

£239,995 Freehold

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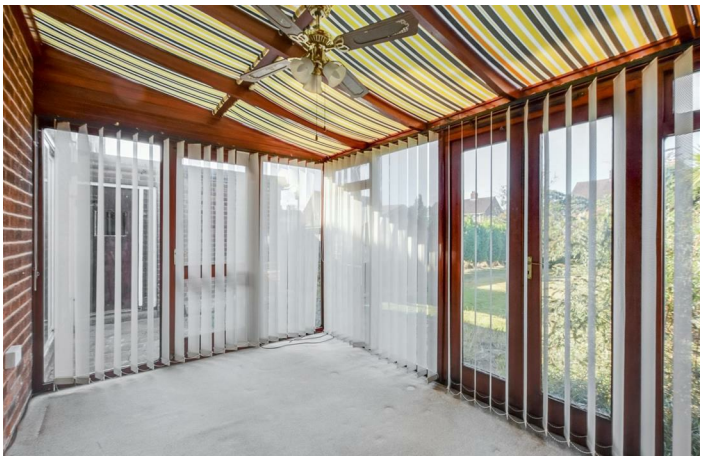
A GREAT OPPORTUNITY TO UPDATE AND MODERNISE AND CREATE YOUR DREAM HOME IN THE SOUGHT AFTER VILLAGE OF BREASTON.

The open storm porch provides access to the entrance hallway with stairs rising to the first floor and a useful understairs storage cupboard and glazed doors to the living room and kitchen. The living room is a good size and has a double glazed patio door opening to the conservatory that overlooks the private rear garden. The kitchen is open to the dining area with an additional patio door to the rear garden. The first floor landing is light and airy with a storage cupboard and access to the the three bedrooms and bathroom.

To the front of the property there is a garden and a driveway providing off road parking and access to the single garage. The garage has power, light and the original sliding timber door and door leading to the utility w.c. and rear garden. The garden is generous in size and offers great level of privacy.

Located in the popular and award winning village of Breaston, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Storm Porch
Open storm porch, timber frame entrance door with obscure double glazed panel and a double glazed light panel to the side leading to:

Entrance Hall
UPVC double glazed fixed light panel, stairs to the first floor, understairs storage cupboard with light and housing the electric consumer unit, glazed doors opening to the kitchen and living room.

Living Room
12'7" max x 12'7" approx (3.84m max x 3.85m approx)
Coving, radiator, gas coal effect Living Flame fire set on a marble hearth, stone clad surround, double glazed patio doors opening to the conservatory.

Conservatory
12'9" x 8'8" approx (3.9m x 2.65m approx)
Timber frame double glazed construction with French doors to the rear, polycarbonate roof, light and power.

Kitchen
10'2" x 11'7" max (3.12m x 3.54m max)
Mix of wall and base units with laminate work surfaces over, tiled splashback, composite 1¼ bowl sink and drainer with chrome mixer tap, UPVC double glazed window to the front, space and plumbing for slim-line dishwasher, space for an under counter fridge, integrated electric oven with electric hob above and extractor over, door to the pantry with shelving power, light and plumbing and space for a washing machine, additional storage cupboards, wall mounted gas fire, door to the garage and archway to:

Dining Area
9'9" x 8'9" approx (2.99m x 2.67m approx)
Radiator, recessed feature arch with shelving, double glazed patio door to the rear.

First Floor Landing
UPVC double glazed window to the front, airing/storage cupboard with shelving and housing the Ideal combi boiler, loft hatch and doors to:

Bedroom 1
11'0" x 10'3" approx (3.36m x 3.14m approx)
UPVC double glazed window to the rear, radiator, storage cupboards.

Bedroom 2
9'10" x 11'1" approx (3.01m x 3.38m approx)
UPVC double glazed window to the rear, radiator and storage cupboard with shelf and hanging rail.

Bedroom 3
8'10" x 7'4" approx (2.7m x 2.25m approx)
UPVC double glazed window to the front, radiator, storage cupboard with shelves.

Shower Room
8'0" x 5'5" approx (2.46m x 1.66m approx)
Four piece suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bidet, shower cubicle with chrome mains fed shower having a rainwater shower head and hand held shower, obscure UPVC double glazed window to the side, tiled floor and walls, extractor and a radiator.

Outside
To the front of the property there is a lawned garden with well stocked borders, block paved driveway providing off road parking, access to the garage, low level brick wall to the boundary with wrought iron decorative railing above and double vehicular iron gates.

The South-West facing rear garden is of a good size, crazy paved patio, lawned garden with mature borders, fruit trees, greenhouse, timber storage shed and wooden fence to the boundaries.

Garage
16'11" x 8'0" approx (5.17m x 2.45m approx)
Original sliding timber door to the front, water tap, power and light. Sliding door to the rear and door to:

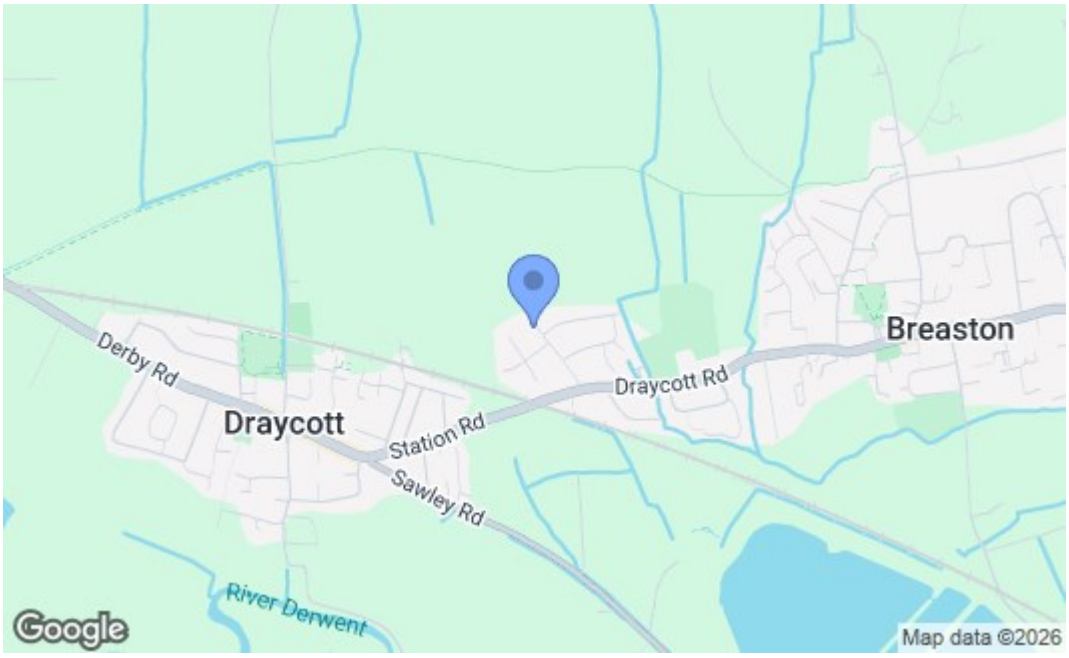
Utility/w.c.
6'1" x 7'8" approx (1.87m x 2.36m approx)
Brick construction with an obscure UPVC double glazed window to the rear, low flush w.c., wash hand basin, base cupboards.

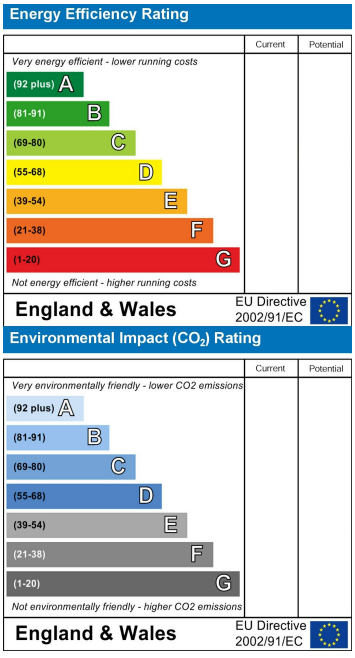
Summerhouse
Timber construction with single glazed windows and French doors.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through the village of Breaston toward Draycott. Hills Road is found as a turning on the right hand side prior to the railway bridge where the property can be found on the left.
8856AMMH

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 16mbps 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





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.

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