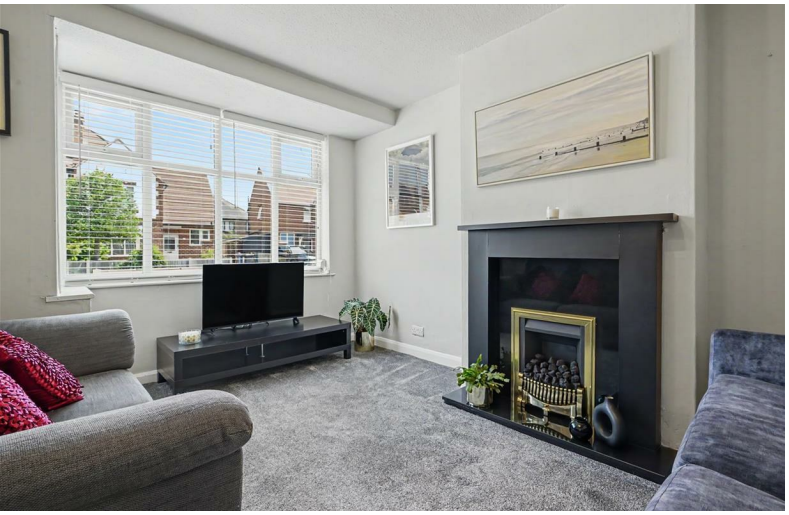
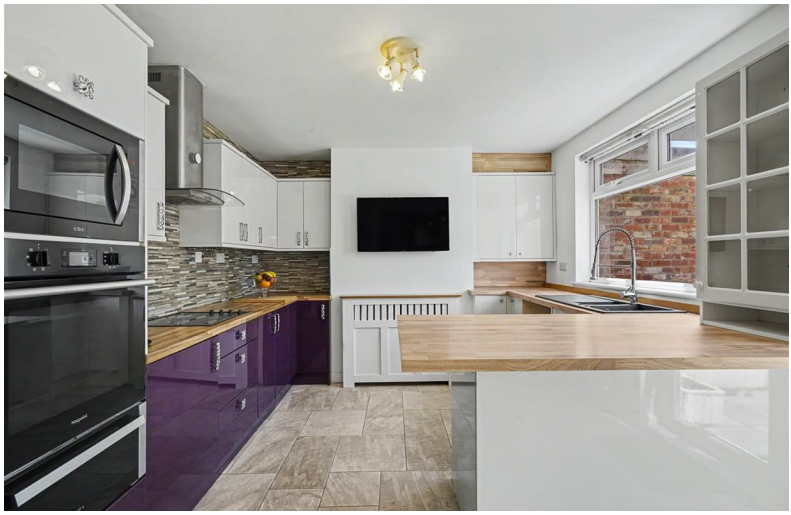
Robert Ellis

look no further...





Belmont Avenue,
Breaston, Derbyshire
DE72 3AA

£389,995 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS AN EXTENDED FOUR BEDROOM PROPERTY WHICH IS WELL PLACED FOR EASY ACCESS TO THE CENTRE OF THIS AWARD WINNING VILLAGE.

Being located on Belmont Avenue, this traditional semi detached house was extended to the side and rear some years ago and now provides enlarged ground and first floor accommodation which will suit a whole range of buyers who want to live in the heart of Breaston village. For the size and layout of the accommodation and privacy of the sunny rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the centre of Breaston village where there are a number of shops, schools for younger children and other facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an open porch and composite front door, the accommodation includes a reception hall with a ground floor w.c. off, a lounge is positioned at the front of the house and the living/dining kitchen extends across the rear with there being extensive ranges of units in the kitchen part of the room and from the dining/living area there are double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to the four bedrooms, with the main bedroom having an en-suite bath/shower room and there is the main family shower room, which is where the original bathroom was positioned in the property. Outside there is an integral garage with an electrically operated roller shutter door at the front, a pebbled and slabbed area at the front which provides parking for a number of vehicles and at the rear a private, sunny garden with an Indian sandstone patio, a decked area with pergola over, an L shaped lawn with fencing to the boundaries and a greenhouse will be included in the sale.

As previously mentioned, Breaston has a number of local shops, schools for younger children, there are three local pubs, a bistro restaurant and several coffee eateries, there are healthcare and sports facilities including several local golf courses, further shops including a Tesco, Asda, Aldi and Lidl stores as well as many other retail outlets and schools for older children found in Long Eaton, there are 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.

Porch
Open porch with a Minton tiled floor and an outside light leading through a stylish composite front door with four inset stained glass leaded double glazed panels to:

Reception Hall
Tiled flooring which extends through into the living/dining kitchen, stairs with hand rail to the first floor, a radiator and panelled doors to the lounge and living/dining kitchen.

Cloaks/w.c.
Being fully tiled with a white low flush w.c., radiator, tiled flooring, recessed lighting to the ceiling and a tiled, shelved recess to one wall.

Lounge/Sitting Room
13'4 x 10'7 approx (4.06m x 3.23m approx)
Double glazed box bay window with a fitted blind to the front, a coal effect gas fire set in an Adam style wooden surround with a granite inset and hearth and a radiator.

Living/Dining Kitchen

Kitchen Area
17'2 x 10'5 max approx (5.23m x 3.18m max approx)
The kitchen area is fitted with cream and contrasting plum coloured units with stainless steel fittings and includes a 1½ bowl sink set in a wood grain effect work surface which extends to a breakfast bar/ eating area and has cupboards, space and plumbing for an automatic washing machine or dishwasher and cupboards below, four ring hob set in an L shaped work surface with cupboards and drawers below, matching eye level wall units with a hood over the cooking area, Hotpoint oven, warming drawer and a microwave oven with a drawer below and cupboard above, the Ideal gas boiler is housed in a double wall cupboard, aerial point for a wall mounted TV, tiling to the walls by the main work surface area, double glazed window with a fitted roller blind to the rear, a shelved display cabinet above the work surface/breakfast bar area, a fully double glazed UPVC door leading out to the rear garden, wall mounted control unit for the central heating system, tiled flooring, radiator and an under-stairs storage cupboard where the electric consumer unit, electric and gas meters are housed and cloaks hanging is provided, there is a stone shelf and light provided,

Dining/Sitting Area
12' x 8' approx (3.66m x 2.44m approx)
Double glazed, double opening French doors with double glazed side panels leading out to the patio at the rear of the property, laminate flooring and an oak veneered panelled door leading into the garage.

First Floor Landing
The balustrade continues from the stairs onto the landing and there are panelled doors leading to:

Bedroom 1
22'7 x 8' approx (6.88m x 2.44m approx)
Double glazed window with fitted blinds to the front, a feature radiator and door to:

En-Suite
The en-suite to the main bedroom is half tiled and has a white suite including a panelled bath with central mixer taps and tiling to two walls, a low flush w.c., pedestal wash hand basin with a mixer tap and mirror with lighting to the wall above, walk-in shower having a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a sliding glazed door and protective screen, a chrome ladder towel radiator, opaque double glazed window and an extractor fan.

Bedroom 2
10'9 x 10'7 approx (3.28m x 3.23m approx)
Double glazed window to the rear, radiator and a built-in storage cupboard.

Bedroom 3
11'1 x 10'7 approx (3.38m x 3.23m approx)
Double glazed window with a fitted blind to the front and a radiator in a decorative housing.

Bedroom 4
7'8 x 5'7 approx (2.34m x 1.70m approx)
Double glazed window to the front, a radiator and a hatch to the loft.

Shower Room
The main shower room is fully tiled and has a corner shower with a Mira electric shower, tiling to two walls and curved glazed doors and protective screens, hand basin with a mixer tap and double cupboard below and a mirror with lighting to the wall above, low flush w.c., chrome ladder towel radiator, recessed lighting to the ceiling, an extractor fan, opaque double glazed window with a fitted blind and tiled flooring.

Outside
At the front of the property there is a pebbled area with a driveway in front of the garage and a path leading to the porch and front door. A pebbled area provides additional car standing at the front, there is a low level wall to the left hand boundary and fencing to the right and part of the front boundaries.

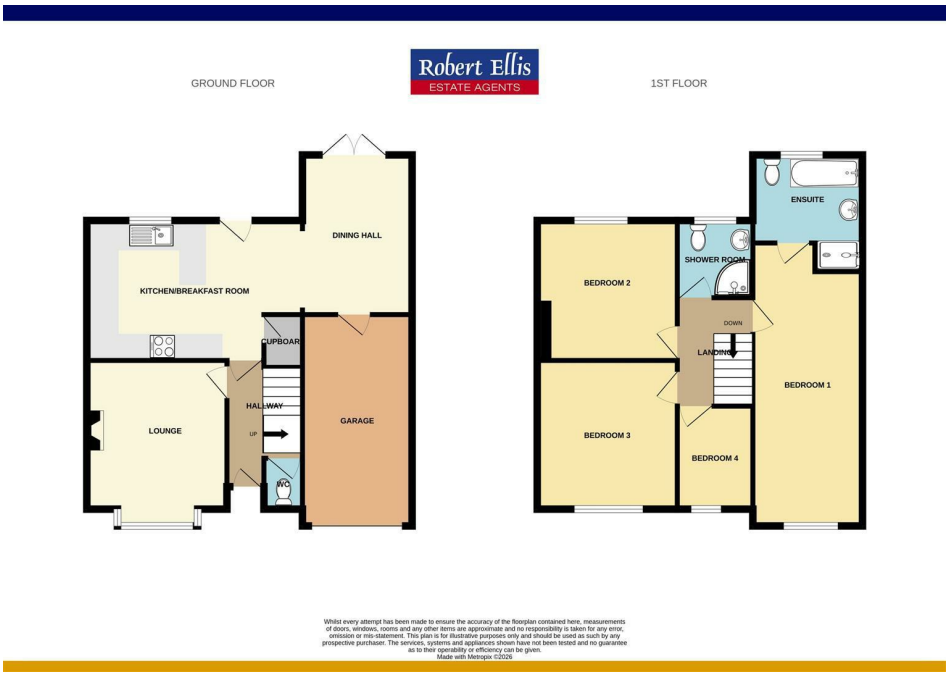
At the rear there is a Indian sandstone patio with block edging, decking with a pergola over, an L shaped lawn and to the right of the garden there is a greenhouse, metal storage shed and slabbed areas. The garden is kept private by having fencing and natural screening to the boundaries, there is an established apple tree and Victoria plum tree, outside lighting over the pergola and at the rear of the house, external power points and an outside tap is provided.

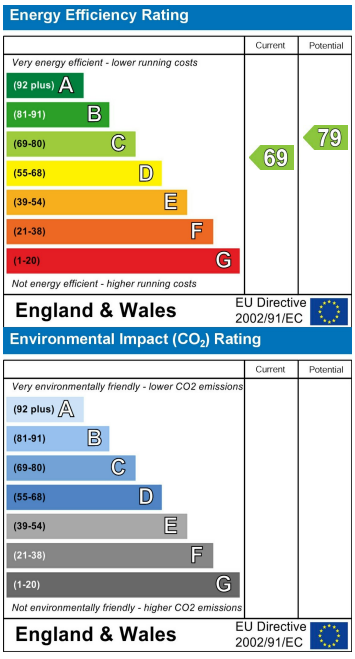
Garage
16'4 x 8'1 approx (4.98m x 2.46m approx)
Having an electric roller shutter door to the front, a personnel door leading into the living accommodation, there are various wall mounted full height storage cabinets and lighting and power points are provided.

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 right.
9429MP

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 75mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, 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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818