

Maylands Avenue,  
Breaston, Derbyshire  
DE72 3EE

**£365,000 Freehold**



THIS IS A THREE OR FOUR BEDROOM SEMI DETACHED HOME WHICH IS CURRENTLY HAVING A REFURBISHMENT AND UPGRADE PROGRAMME BEING CARRIED OUT.

Being located on Maylands Avenue, this extended property will provide a lovely home which is currently being upgraded and refurbished by the current owner and will be ready for occupation during the summer of 2026. The property has been extended to the side and rear and provides enlarged ground floor living accommodation with the option to use the lounge at the front as a fourth bedroom if this was required by a new owner as there is a ground floor shower room/w.c situated off the hall which could be used by this room. The property is currently having the kitchen fitted and for the size and layout of the accommodation which is being re-wired, has a new heating system, new windows throughout and underfloor heating in the living/dining kitchen, we recommend a full inspection so people can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the well proportioned and spacious accommodation derives the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door (to be fitted), the accommodation includes a reception hall with the ground floor shower room/w.c. off and oak veneer doors lead to a lounge/bedroom 4 and the open plan living/dining kitchen which has being fitted with grey gloss units and has bi-fold doors leading out to the private rear garden, and off the kitchen there is the utility room and storage area. To the first floor the landing leads to the three bedrooms and bathroom which will have a newly fitted suite with a bath and separate walk-in shower which will have a mains flow shower system. Outside there will be parking at the front of the house and a path runs down the right hand side to the rear where there will be a patio leading onto a lawn which will have new fencing to the three boundaries - the rear garden is yet to be landscaped.

Breaston is a very popular village situated between Nottingham and Derby which has a number of local shops and schools for younger children, with Long Eaton only being a short drive away where there are various supermarkets including a Tesco, Asda, Lidl and Aldi and many other retail outlets along with schools for older children, there are healthcare and sports facilities including several local golf courses, 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 which extends across the front of the house with up and down lights to either side of the front door.

## Front Door

A grey composite front door with inset glazed panels and brushed stainless steel fittings leading to:

## Reception Hall

Stairs with a feature glazed balustrade leading to the first floor, oak veneer panelled doors leading to the lounge/bedroom 4, living/dining kitchen and ground floor shower room/w.c. and the manifolds for the underfloor heating on the ground floor are positioned beneath the stairs.

## Ground Floor Shower Room/w.c.

Having a walk-in shower with electric shower, tiling to three walls, a low flush w.c. with a hand basin and a mixer tap positioned on the cistern, tiled flooring with underfloor heating and an opaque double glazed window.

## Lounge/Bedroom 4 12'8 to 10'6 x 11'4 approx (3.86m to 3.20m x 3.45m approx)

Double glazed bay window to the front, carpeted flooring with underfloor heating and eight power points.

## Open Plan Living/Dining Kitchen 19'6 to 14'4 x 20'3 to 8'9 approx (5.94m to 4.37m x 6.17m to 2.67m approx)

This large open plan living area is positioned at the rear of the property and the kitchen will be fitted with grey gloss units having brushed stainless steel fittings and wood grain effect laminate work surfaces and there will be a cooking Range positioned within the kitchen, bi-fold doors lead out to the rear garden and there is a double glazed window to the rear, a feature lantern ceiling window with LED lighting, porcelain tiled flooring with underfloor heating, there will be a wall mounted bracket for a TV, recessed lighting to the ceiling and a hard wired smoke alarm, space and plumbing for an American fridge/freezer and 18 above surface power points.

## Utility Room

The utility room is positioned off the kitchen and this will have a double glazed door leading out to the side of the house and there will be a work surface with space beneath for an automatic washing machine and tumble dryer with there being a further recess where these appliances could be positioned if preferred and there is a storage area where the Vaillant gas boiler is housed where there is a double glazed window to the side.

## First Floor Landing

Double glazed window to the side, hatch to the loft, the glazed balustrade continues from the stairs onto the landing and there are oak veneer doors leading to the bedrooms and bathroom.

## Bedroom 1 10'7 x 10'8 approx (3.23m x 3.25m approx)

Double glazed window to the front, radiator and eight power points.

## Bedroom 2 11'3 to 8'9 x 10'7 approx (3.43m to 2.67m x 3.23m approx)

Double glazed window to the rear, radiator and eight power points.

## Bedroom 3 8' x 6'2 approx (2.44m x 1.88m approx)

Double glazed window to the front, radiator and four power points.

## Bathroom

The bathroom will be fitted with a four piece suite including a panelled bath, separate shower with a mains flow shower system, a low flush w.c. and hand basin, opaque double glazed window, extractor fan and ladder towel radiator.

## Outside

At the front of the property there will be block edged tarmac car standing and there will be a path running down the right hand side of the house to the rear garden.

At the rear of the property the garden will be landscaped with a porcelain tiled patio to the immediate rear of the house and this will lead onto a newly laid lawned garden with there being fencing to the three boundaries.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Continue through the village where Maylands Avenue can be found as a turning on the right hand side.

9224MP

## 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 8mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, 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

## Agents Notes

While the upgrade programme is being carried out to the property, we are using AI images to show how the property should look after the work has been completed.

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.