



Belmont Avenue
Breaston Derby



Property Description

A well-presented, extended, three-bedroom semi-detached family home in a highly desired location with gas central heating system, double glazing throughout. a brief accommodation comprising of; - Entrance Hall, spacious Lounge with feature log-burning stove, a well-equipped fitted kitchen with range fitted appliances, utility & cloaks/W.c to the rear there is an additional family room with patio doors leading out onto the garden. To the first floor there are three well-proportioned bedrooms and refitted family bathroom. Outside, the property is set back from road giving a private front garden, driveway providing off road parking and an EV charger. To the side, there is wide side area for log store & bin store. To the rear garden there is a well landscaped garden with well stocked borders, patio area & shaped lawn.

Entrance Hallway

Having a front panelled composite entrance door with inset opaque, double glazed and leaded panels leading to the 'L' shaped entrance hallway having laminate flooring, contemporary anthracite central heating radiator, carpeted stairs off to the first floor, panelled door off to: -

Cloaks/Wc

Comprising low level wc with concealed plumbing vanity shelf over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, anthracite contemporary central heating radiator, UPVC double glazed opaque window to the front elevation, half tiled walls, double door fronted cupboard housing Worcester boiler providing domestic hot water and central heating with slated shelving for storage, laminate flooring continuing through from the entrance hallway.

Lounge

Access via a panelled door off the entrance hallway a particular feature of the lounge is a

corner mounted cast iron Charnwood multi-fuel stove sitting on a Welsh slate hearth with feature walling around the fireplace, electric remote control blinds fitted to a UPVC double glazed walk-in bay window to the front elevation, anthracite contemporary central heating radiator, carpeted flooring.

Kitchen

Accessed from the entrance hallway via a panelled door is a beautifully presented fitted kitchen comprising a range of matching base and wall units with luxury composite work surfaces over, single drainer one and quarter bowl enamel sink unit with chrome mixer tap over, UPVC double glazed window to the side elevation with fitted window blind, inset spot lights to the ceiling, integrated dishwasher, wine cooler, integrated under unit fridge, integrated automatic washing machine, Rangemaster cooker (by separate negotiation), double width extractor fan, walls finished with ceramic tile splashbacks and matching upstands, ceramic tiled flooring, vertical central heating radiator, panelled door to useful understairs storage with power and light, wide archway opening leading to: -

Family Room/Sitting Room

Continuing off the kitchen going almost the width of the rear of the property having feature double glazed sliding patio doors giving access and aspect over the rear of the garden with matching attached side panels with fitted remote controlled window blinds to be included, feature oak flooring, high sloping ceiling, vertical radiator, panelled door off to: -

Utility Room

A spacious utility room having under unit space for drier, half glazed composite door to the side of the property giving access to the driveway and in turn to the rear garden, UPVC double glazed window to the rear elevation with fitted window blind, inset spot lights to the ceiling, oak flooring continuing

through from the family room, coat hanging hooks, range of high gloss wall units, contemporary central heating radiator.

First Floor Landing

Having half landing height UPVC double glazed window to the side elevation with fitted window blind, the first floor landing having carpeted flooring, panelled door off to: -

Master Bedroom

Having dual aspect UPVC double glazed windows to both the front and rear elevations with fitted window blinds, laminate flooring, central heating radiator, ceiling fan light.

Bedroom Two

Double room having UPVC double glazed window to the rear elevation, walls finished with dado, loft access, central heating radiator, double door fronted fitted wardrobe with hanging rail and shelving with inset drawers.

Bedroom Three

Having UPVC double glazed window to the front elevation, central heating radiator, laminate flooring.

Family Bathroom

Having been refitted comprising a 'P' shaped panel bath with Mira electric shower over, side mounted chrome mixer tap, wash hand basin with waterfall chrome mixer tap, low level wc both fitted to vanity unit with storage beneath and vanity shelf over, feature alcoves for toiletries/storage with lighting, UPVC double glazed opaque window to the front elevation with fitted window blind, part ceramic tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling, ceramic tiled flooring, wall mounted chrome heated towel rail.

Outside

The property is set well back from the road having a block paved driveway extending to a block paved pathway to the front door with

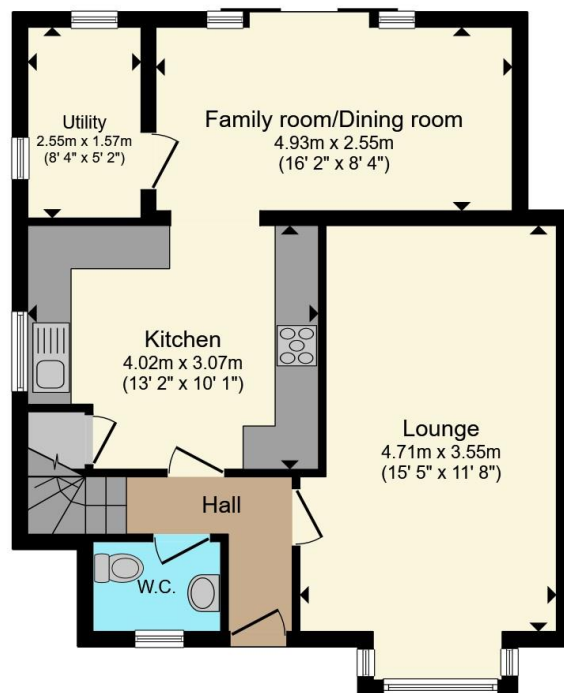
covered storm porch and lighting to the front door area, fence and gate to the side giving privacy and access to a side paved area with a shed, log store and outside tap, front lawned garden flanked with borders inset with a variety of mature shrubs and trees.

Rear garden having a block edged shaped lawn, large, paved patio area, wide paved path beyond the rear of the property enclosed with hedging and fencing, outside lighting, outside power socket.

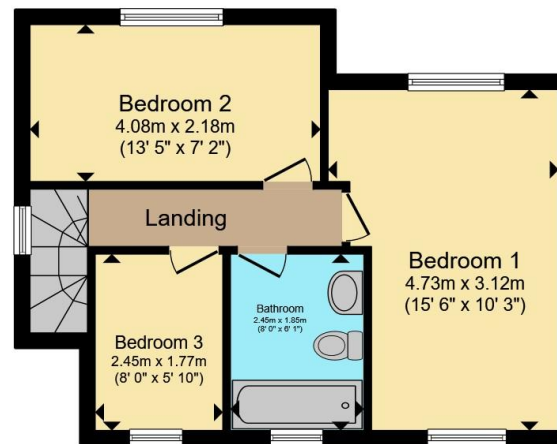








Ground Floor



First Floor

Total floor area 96.5 m² (1,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL206030 - 0009

Tenure:Freehold EPC Rating: Awaited Council Tax Band: B

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