

# HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Nottinghamshire NG10 4FD

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Offers Over £350,000

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NO UPWARD CHAIN...

Nestled within a prime location offering seamless connectivity to both Derby and Nottingham City Centre, this detached house presents an enticing opportunity for discerning buyers. Boasting close proximity to excellent transport links, shops, schools, and the serene Attenborough Nature Reserve just a short drive away, this well-appointed residence embodies both convenience and tranquillity. Upon entering, you're greeted by an inviting entrance hall leading to a tastefully designed living room featuring a charming fireplace, seamlessly flowing into a dining room and a fitted kitchen adorned with sliding patio doors that open up to the rear garden, perfect for al fresco dining and entertaining. The ground floor also offers the added convenience of a utility room, a convenient WC, and access to a versatile space currently utilized as a workshop but with potential to be converted into a double garage. Ascending the stairs to the first floor reveals three generously sized bedrooms complemented by a four-piece bathroom suite. Outside, the property exudes curb appeal with a gated driveway at the front, while the rear garden with patio areas, raised decking for outdoor gatherings, a tranquil pond, a lawn, mature trees, sheds, and secure fence panelled boundaries.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room With A Feature Fire
- Place
- Dining Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite &
- Ground Floor W/C
- Off-Street Parking
- Workshop & Garage
- Good-Sized Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'2" x 7'9" (3.71m x 2.38m)

The entrance hall has carpeted flooring, an in-built cupboard, a dado rail, a wall-mounted heater, a radiator, two UPVC double glazed obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

### Living Room

13'0" x 11'8" (3.98m x 3.57m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, a recessed chimney breast alcove with a log burner and tiled hearth, and carpeted flooring.

### Dining Room

12'5" x 11'8" (3.80m x 3.57m)

The dining room has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Kitchen

11'7" x 19'7" (3.55m x 5.98m)

The kitchen has a range of fitted base and wall units, with worktops, a composite sink and half with a mixer tap and drainer, space for a freestanding cooker, extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, a radiator, coving to the ceiling, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and sliding patio doors opening out to the rear garden.

### Utility Room

8'1" x 7'7" (2.74m x 2.33m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with mixer tap and drainer, a wall-mounted boiler, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for an under counter fridge, coving to the ceiling, a radiator, an alarm keypad, tiled splash back, tiled flooring, access into the workshop, and W/C.

### W/C

6'9" x 2'7" (2.07m x 0.79m)

This space has a UPVC double glazed window to the side elevation, a low level flush W/C, floor-to-ceiling tiling, and tiled flooring.

### Workshop

13'1" x 36'8" (3.99m x 11.18m)

This versatile space has lighting, electric sockets, electric roller door, ample storage, and provides access into the garage.

### Garage

19'9" x 8'6" (6.03m x 2.60m)

This space has two windows to the side elevation, ample storage space, lighting and electric sockets.

## FIRST FLOOR

### Landing

7'1" x 7'9" (2.16m x 2.38m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft with lighting via a pulldown ladder, and provides access to the first floor accommodation.

### Bedroom One

9'5" x 12'6" (2.88m x 3.82m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding mirrored doors, and carpeted flooring.

### Bedroom Two

11'8" x 10'11" (3.57m x 3.35m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

7'0" x 7'9" (2.15m x 2.38m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

### Bathroom

8'10" x 7'8" (2.71m x 2.36m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a corner panelled bath, a shower enclosure with a wall-mount shower fixture, a radiator, coving to the ceiling, floor-to-ceiling tiling, and tiled flooring.

## SECOND FLOOR

### Loft Room One

8'8" x 10'7" (2.66m x 3.23m)

This room has a Velux window, eaves storage, and carpeted flooring.

### Loft Room Two

10'7" x 10'7" (3.23m x 3.24m)

This room has a Velux window, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a gated driveway and gated access to the rear of the property.

### Rear

To the rear of the property is an enclosed good-sized garden, with patio areas, raised decking seating area, a pond, a lawn, established trees, sheds, and fence panelled boundaries.

### Shed One

9'9" x 7'9" (2.99m x 2.37m)

The first shed has full height windows, lighting, electric sockets, and a door opening out to the garden.

### Shed Two

11'8" x 7'10" (3.58m x 2.40m)

The second shed has windows, lighting, electric sockets, and a door opening out to the garden.

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

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



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances; their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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