



Brecon Close,
Long Eaton, Nottingham
NG10 4JW

£395,000 Freehold



THIS IS AN EXTENDED FOUR BEDROOM DETACHED FAMILY PROPERTY SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL LOCATION.

Being positioned on Brecon Close, this four bedroom detached property offers lovely spacious family accommodation which has been extended by the current owners to create larger versatile ground floor living space. The property is positioned on a beautiful corner plot with gardens to the front, side and rear elevations, large block paved driveway to the side and free standing brick built double garage to the rear with 3 phase power. It is strongly recommended that all interested parties take a full inspection so they can appreciate the size and quality of the accommodation for themselves. Being located at the head of Brecon Close the property is within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area including excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevation all under a tiled roof and derives the benefit of gas central heating, double glazing and a security alarm. The tastefully neutrally decorated accommodation comprises entrance hallway, ground floor shower room, inner hall, kitchen, extended dining room, living room and garden. To the first floor there are four bedrooms and the family bathroom and outside there are gardens to the front, side and rear, large block paved driveway providing ample off the road car standing and there is the detached brick built double garage.

The property is within easy reach of Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages within walking distance of the house, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, which is only a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations, the A52 and other main roads all of which provide access to Nottingham and Derby. Contact the office to arrange your appointment to view today.



Entrance Hallway

With a modern double glazed leaded composite door to the front elevation with access to the inner entrance hall, ceiling light point, coving to the ceiling, dado rail, laminate floor covering, archway through to lobby and panelled door to:

Re-fitted Shower Room

Quadrant shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with storage cupboards below and low flush w.c., heated towel rail, luxury vinyl tiled flooring, tiling to the walls with mosaic tiled inset, UPVC double glazed window to the side, ceiling light point, extractor fan, cupboard housing electrical consumer unit and alarm control panel.

Lobby

14'10 x 8'11 approx (4.52m x 2.72m approx)

Three fixed double glazed feature windows to the front and three Velux style windows above, recessed spotlights to the ceiling, wall mounted radiator, dado rail, coving to the ceiling and archway through to hallway. This versatile additional reception space offers a number of alternative uses such as family sitting area, snug, music room or study subject to a buyers requirements.

Inner Hallway

Wall light points, coving to the ceiling, wall mounted radiator, stairs to the first floor, ceiling light point and glazed doors to:

Re-fitted Kitchen

18'10 x 9'10 approx (5.74m x 3.00m approx)

With a range of matching wall and base units incorporating roll edged laminate work surfaces above, integral 'Neff' double oven, five ring stainless steel 'Neff' gas hob with built-in 'Neff' extractor hood above, tiled splashbacks, UPVC double glazed windows to the side and rear with UPVC double glazed door leading out to the side, three sets of ceiling light points, re-fitted 'Valliant' gas central heating boiler, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, space and plumbing for dishwasher, stainless steel sink with mixer tap, tiling to the floor, wall mounted double radiator, additional stainless steel circular sink with mixer tap, ample drawer and cupboard units providing further storage.

Extended Dining Room

20'9 max x 9'9 approx (6.32m max x 2.97m approx)

This extended dining/sitting area provides versatile living space, with double glazed French doors leading out to the enclosed rear garden with fixed UPVC double glazed windows either side, wall mounted radiator, two ceiling light point, coving to the ceiling, laminate flooring, internal glazed door and panels to entrance hallway.

Living Room

19'10 x 11'8 approx (6.05m x 3.56m approx)

This dual aspect living room benefits from having UPVC double glazed window to the front with glazed door and window to the rear leading to the garden room, wood flooring, two wall mounted radiators, feature fireplace incorporating wooden surround with marble hearth and back panel and inset 'Living Flame' gas fire, two separate ceiling light points and TV point.

Garden Room

10'9 x 7' approx (3.28m x 2.13m approx)

UPVC double glazed window to the rear, glazed roof providing ample daylight, tiling to the floor and power points.

First Floor Landing

Two UPVC double glazed windows to the front, wall mounted radiator, loft access hatch, ceiling light point, airing cupboard housing hot water cylinder and panelled doors to:

Bedroom 1

12'5 x 11'10 approx (3.78m x 3.61m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, laminate flooring, built-in wardrobes providing ample storage space.

Bedroom 2

12'9 x 11'10 approx (3.89m x 3.61m approx)

UPVC double glazed window to the rear, wall mounted radiator, laminate flooring, coving to the ceiling and built-in wardrobes.

Bedroom 3

12'7 x 7'8 approx (3.84m x 2.34m approx)

UPVC double glazed window to the rear, wall mounted radiator, coving to the ceiling, ceiling light point and built-in storage cupboard.

Bedroom 4

9'4 x 6'8 approx (2.84m x 2.03m approx)

UPVC double glazed window to the front, wall mounted radiator, coving to the ceiling and ceiling light point, built-in storage cupboard.

Re-fitted Bathroom

Comprising of a modern white suite of 'Jacuzzi' style bath, semi recessed vanity wash hand basin, low flush w.c., built-in storage cabinets, tiling to the walls, shaver point, heated towel rail, UPVC double glazed window to the front, feature decorative mosaic tiles and recessed spotlights to the ceiling.

Outside

The property sits on a good size corner plot with a landscaped garden to the front and side, large driveway providing ample off the road vehicle hard standing, shaped pathway to the front entrance door. To the rear there is an enclosed landscaped garden, fencing to the boundaries, shaped lawn, mature shrubs planted to the borders, low maintenance gravelled areas, paved patio area, free standing brick built double garage, shed/workshop with light and power, outside tap and outside security lighting.

Double Garage

18'1 x 16'9 approx (5.51m x 5.11m approx)

With a double up and over door to the front, UPVC double glazed door and window to the side, light and 3 phase power.

Directions

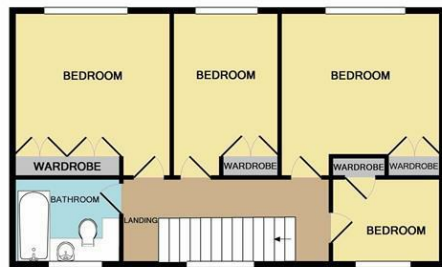
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, first left into Cheviot Road, left again into Malvern Gardens and at the end the property will be found straight in front of you as identified by our 'for sale' board.

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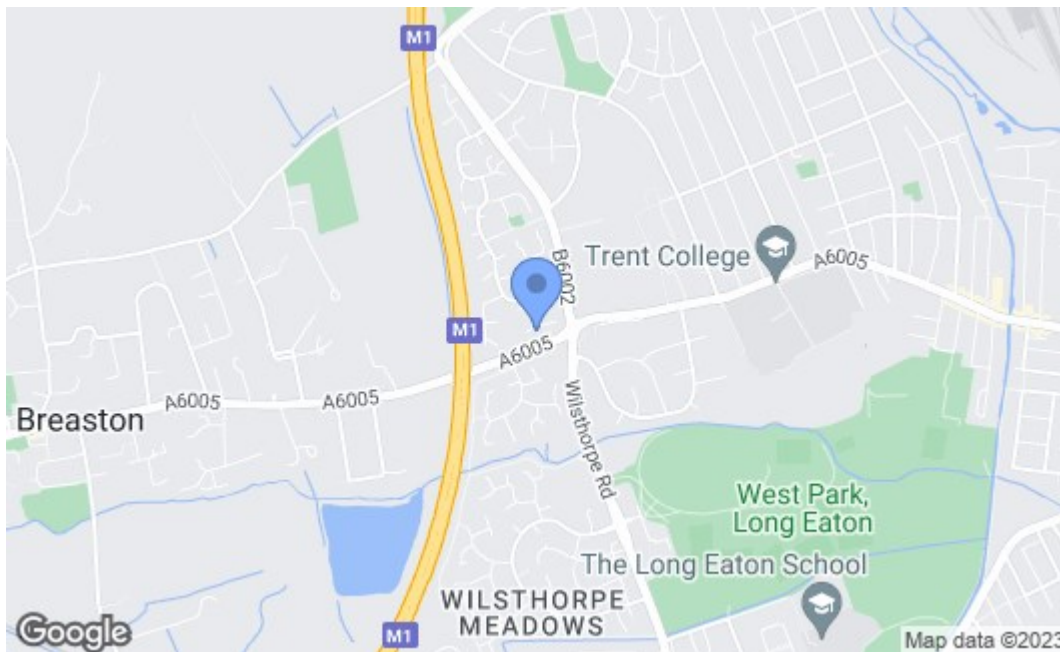
Council Tax

Erewash Borough Council Band E





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with MetroPix 02018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		64	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.