



Brecknock Drive,  
Long Eaton, Nottingham  
NG10 3SU

**£479,995 Freehold**



THIS EXTENDED FOUR BEDROOM DETACHED PROPERTY IS SITUATED ON A LARGE PLOT WITHIN THE PENNYFIELDS DEVELOPMENT WITH THE MAIN SOUTHERLY FACING GARDEN BEING AT THE REAR.

Being situated on Brecknock Drive, this recently extended detached home provides highly appointed four bedroom accommodation which is well placed for easy access to all the amenities and facilities provided by the area and to excellent transport links, all of which has helped to make this an extremely popular and convenient place to live. Approximately 3 years ago the property was extended and re-fitted by the current owners and for all that is now included to be appreciated, we recommend interested parties do take a full inspection so they are able to see the size and quality of the accommodation and the size of the Southerly facing rear garden for themselves.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations, the front being partly relieved by render under a pitched tiled roof. The tastefully finished accommodation derives the benefits of gas central heating, the boiler being housed in the loft space, and double glazing and is entered through a stylish composite front door into the fully enclosed reception porch which has an internal door taking you to the hallway, off which there is a ground floor w.c. and there is Kamdean style flooring which extends across the hall into the living/dining kitchen and office/TV snug room. To the right of the hall there is the through lounge/dining room which has French double glazed double opening doors leading out to the rear garden and a feature gas fire set in an Adam style surround, the kitchen has been re-fitted with white gloss units and quartz work surfaces and includes several integrated appliances and off the kitchen there is a most useful office/TV snug room, play room or something similar. To the first floor the landing has a large walk-in storage cupboard off and oak panelled doors leads to the four good size bedrooms, the main bedroom having a luxurious en-suite shower room with a mains flow shower system and the main bathroom has also been re-fitted and this has a separate large walk-in shower as well as a bath. At the front of the house there is off the road parking for two vehicles and a lawned area with established planting to the side. There is a path leading down the left hand side of the house to the rear where there is the extensive Southerly facing garden which has a partly covered patio to the immediate rear of the house leading onto a large lawned garden which has fencing with external lighting to all three boundaries. To the right hand side of the property there is a large storage shed and bike store/shed.

The property is within reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Tesco convenience store at the end of Cranfleet Way where there is also a Georges fish and chip shop/restaurant and Doctors surgery, there are sports facilities at the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within easy walking distance of the property and the 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Fully enclosed porch having a stylish composite front door with two inset opaque glazed leaded panels, full height opaque double glazed window to the side and a glazed door leading into:

## Reception Hall

Stairs with feature wooden balustrade leading to the first floor, Kamdean style flooring which extends into the living/dining kitchen and TV snug room, two doors with inset glazed panels leading into the kitchen and oak panelled doors to the through lounge and ground floor w.c.

## Ground Floor w.c.

Having a white low flush w.c. and a pedestal wash hand basin with a mixer tap and tiled splashback, opaque double glazed window with a tiled sill, radiator, Kamdean style flooring and cloaks hanging with a shelf over.

## Lounge/Dining Room

24'10 x 11'4 reducing to 8'8 approx (7.57m x 3.45m reducing to 2.64m approx)

The main reception room has a double glazed window to the front and double opening double glazed French doors leading out to the rear garden, stone effect gas fire set in an Adam style surround with an inset and hearth, oak flooring, cornice to the wall and ceiling and two radiators.

## Dining/Living Kitchen

15'4 reducing to 8' x 9' reducing to 8'5 approx (4.67m reducing to 2.44m x 2.74m reducing to 2.57m )

The kitchen was enlarged and re-fitted approximately 3 years ago and has high quality white gloss units with stainless steel fittings and quartz work surfaces with risers to the walls by the work surface areas. The kitchen is fitted with a sink having a mixer tap set in a work surface with cupboards, drawers and an integrated dishwasher below, five ring gas hob inset into a second quartz work surface with an integrated washing machine and tumble dryer, drawers and cupboards beneath, oven and combination oven with a drawer below and cupboard above with an integrated fridge to one side and integrated freezer to the other side and an upright shelved pantry style cupboard, double eye level wall unit with lighting beneath, two double glazed windows to the side and a double glazed window to the rear with quartz sills, half double glazed door leading out to the rear garden, hood and back plate to the cooking area, two feature vertical radiators and recessed lighting to the ceiling.

## Study/TV Snug Room

9' x 6'7 approx (2.74m x 2.01m approx)

Double glazed window to the front, radiator and Kamdean style flooring.

## First Floor Landing

The feature wooden balustrades continue from the stairs to the landing, large walk-in storage cupboard and doors to:

## Bedroom 1

12' x 11'4 approx (3.66m x 3.45m approx)

The main bedroom has two double glazed windows to the rear, a radiator and an oak panelled door to:

## En-Suite

The recently updated shower room has a large walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, tiling to two walls and protective glazed screens, wall mounted hand basin with a mixer tap and a mirror with shelf to the wall above, low flush w.c., opaque double glazed window, ladder heated towel radiator, tiled flooring and recessed lighting to the ceiling.

## Bedroom 2

11'10 x 11'4 reducing to 8'8 approx (3.61m x 3.45m reducing to 2.64m approx)

Double glazed window to the front and a radiator.

## Bedroom 3

11'6 x 8' approx (3.51m x 2.44m approx)

Double glazed window to the front and a radiator.

## Bedroom 4

8'8 x 6'3 approx (2.64m x 1.91m approx)

Double glazed window to the front and a radiator.

## Bathroom

The main family bathroom has a white suite including a contemporary style bath with wall mounted mixer taps, a separate walk-in shower with a mains flow shower system which has a rainwater shower head and a hand held shower with a protective glazed screen and two glazed shelves, wall mounted wash hand basin with mixer tap and a low flush w.c., walls tiled to the bath, sink and w.c. areas, opaque double glazed window, tiled flooring, recessed lighting to the ceiling and a feature vertical towel radiator.

## Outside

At the front of the property there is a double width driveway and a slabbed path with a low level wall to the left hand side leading to the front door. There is a lawned and pebbled area in front of the house with established planting to the side boundary and to the left hand side of the property there is a pathway leading through a gate to the rear of the house.

The rear garden is a particularly important feature of this lovely home and has a slabbed patio extending across the back of the house with this being partly covered which helps to provide an external area which could be used during all types of weather conditions and from the patio there is a large lawned garden with paths to either side with there being a selection of mature trees which helps to provide natural screening at the bottom of the garden. The garden is kept private by having fencing with external lighting to the three boundaries, there is an outside water supply, hot water dog wash water point and external lighting to the rear of the house and around the boundaries of the garden.

## Storage Shed

22'8 x 6'5 approx (6.91m x 1.96m approx)

To the right hand side of the house there is a long storage shed which has power and lighting and is accessed from the rear garden.

## Bike Storage Shed

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the next traffic island turn right into Pennyfields Boulevard following the road round and taking the fourth turning on the right into Ferndene Drive and left into Brecknock Close where the property can be identified by our for sale board.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.