



11a Brecon Close,  
Long Eaton, Nottingham  
NG10 4JW

**Price Guide £355-360,000**  
**Freehold**





A VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC LOCATION.

Being positioned on Brecon Close, this four bedroom detached property offers a lovely family home. The property has been contemporary decorated throughout and is ready to move in to. A particular feature is it benefits from an open plan living/dining breakfast kitchen and has a double garage and parking for two cars. The property is found within walking distance of local schools and is within easy reach of the local amenities and facilities provided by Long Eaton. An early internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating from a newly installed Ideal combination boiler with 7 year warranty and double glazing. Being built approximately 40 years ago the accommodation includes an entrance porch, large entrance hallway, ground floor shower room, lounge with dual aspect and an open plan living/dining breakfast kitchen. To the first floor there is a spacious landing which leads to four good size bedrooms and the family bathroom. Outside, as previously mentioned, there is parking for two cars to the front, a double garage and a privately enclosed rear garden.

The property is within easy reach of the town centre where there are Asda and Tesco superstores along with many other retail outlets as well as pubs with Eaton Grange pub and carvery being on the doorstep, there are excellent schools for all ages which are only a few minutes walk away, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and 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.





### Entrance Porch

Composite front entrance door and door to:

### Entrance Hall

Wood floor, radiator, coving to the ceiling, stairs to the first floor, door to understairs storage cupboard and door to:

### Shower Room

Low flush w.c., shower area, wash hand basin, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail, UPVC double glazed window to the rear.

### Lounge

19' x 11'7" approx (5.79m x 3.53m approx)

Dual aspect with UPVC double glazed windows to the front and rear and UPVC double glazed rear exit door, two radiators, gas floating fire, TV point and coving to the ceiling.

### Open Plan Dining Kitchen

19'11" x 16'10" approx (6.07m x 5.13m approx)

Wall, base and drawer units with work surface over, island/breakfast bar with work surface and cupboard under, inset sink and drainer with mixer tap, tiled walls and splashbacks, space for Range cooker, plumbing for automatic washing machine and appliance space, laminate floor, recessed lighting, coving to the ceiling, two UPVC double glazed windows to the rear, radiator and UPVC double glazed door to the side.

### First Floor Landing

Radiator, access to the loft, airing/storage cupboard housing the newly installed Ideal gas central heating combination boiler, two UPVC double glazed window to the front and doors to:

### Bedroom 1

12'4" x 12'1" approx (3.76m x 3.68m approx)

Two built-in wardrobes, radiator, UPVC double glazed window to the rear.

### Bedroom 2

12'5" x 11'9" approx (3.78m x 3.58m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobe.

### Bedroom 3

12'7" x 7'7" approx (3.84m x 2.33m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 4

8'7" x 6'9" approx (2.62m x 2.06m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

A white three piece suite comprising panelled bath with shower from the mains, sink with cupboard under, low flush w.c., tiled walls and splashbacks, chrome heated towel rail, recessed lighting, extractor fan, UPVC double glazed window to the front.

### Outside

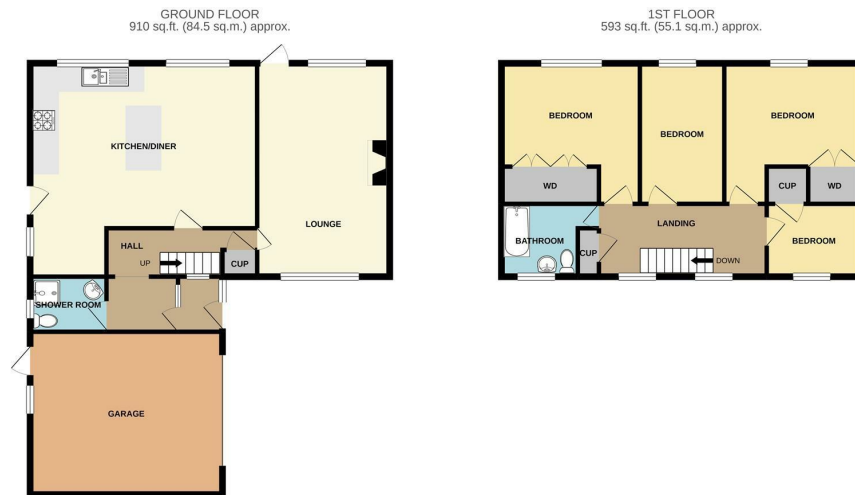
To the front of the property there is a double tarmac driveway providing car standing and leading to the double garage and pathway to the front entrance door and a small garden area with a lawn. Access down the side leading to the rear garden where there is a patio area, ideal for seating and leading to the summerhouse. There is a block paved patio area for additional seating leading onto the lawn. Borders surrounding the lawn with flowers and shrubs and all private enclosed with hedged boundaries. Outside tap.

### Directions

Proceed out of Long Eaton along Derby Road and upon reaching the roundabout turn right into Petersham Road. Take the first left into Cheviot Road, left onto Malvern Gardens and at the bottom right into Brecon Close where the property can be found as identified by our for sale board.

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**TOTAL FLOOR AREA:** 1503 sq.ft. (139.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	78
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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