Robert Ellis

look no further...







Breedon Street,
Long Eaton, Nottingham
NG10 4FD

Price Guide £375-385,000

Freehold

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THIS IS AN INDIVIDUAL DETACHED FAMILY HOME PROVIDING THREE BEDROOMS AND AN ATTIC ROOM WITH AN EN-SUITE SHOWER ROOM WHICH IS POSITIONED ON A LARGE PLOT WITH A LONG PRIVATE GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this individual detached family home which we are sure will appeal to people looking for a large property in the Long Eaton area with potential to further extend. The property is positioned on a large plot and for the size of the accommodation which has recently been re-wired, re-plastered, new skirtings and architraves, new dry verge and dry ridges, chimney re-pointed and re-flashed and had a new central heating system installed, we recommend that people take a full inspection so they are able to see the size and layout of the accommodation which incudes the attic room on the second floor and a private, mainly lawned garden to the rear. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof to the main property. Being tastefully decorated and newly carpeted to the ground and first floor and deriving the benefits from the new gas central heating system and double glazing throughout, the accommodation includes an open porch leading through the front door to the reception hall, there is a door to the dining/sitting room with pocket sliding doors leading into the extended lounge which has a feature open fireplace with a cast iron and tiled surround and there are bi-fold doors leading out to the rear garden. The kitchen is fitted with wall and base units and includes several free standing appliances which will remain at the property and there is an outside brick utility room which also has an outside w.c. To the first floor the landing leads to three bedrooms and the tiled bathroom which has a mains flow shower system over the bath and from the first floor landing there is a flight of stairs taking you to the attic room which has an en-suite shower room/w.c. Outside there is a block paved driveway and path running across the front of the house with a car port on the right hand side and there is gated access either side of the property to the rear garden. The rear garden is an important feature of this lovely home with there being a patio leading onto a large lawned garden, with a path running to the bottom of the garden where there is a vegetable garden area, there are two sheds, summerhouse and greenhouse which will remain at the property when it is sold.

The property is within easy reach of the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Open porch with a brick arched entrance having up and down lights either side and power points leading through the front door which has inset leaded glazed panels and stained glass leaded side panels to:

Reception Hall
Stairs with wooden hand rail and LED lighting to one side leading to the first floor, feature exposed brick wall, vertical radiator, recessed lighting to the ceiling and wood panelled doors leading to the dining/sitting room, kitchen and understairs storage cupboard and new carpeted flooring.

Understairs Storage Cupboard
Having an opaque double glazed window to the side, the electricity meter, gas meter and electric consumer unit are housed in the understairs storage cupboard, there is an extractor fan and a light and an original stone shelf and quarry tiled flooring.

Sitting/Dining Room
11'2 x 10'10 plus bay approx (3.40m x 3.30m plus bay approx)
Double glazed bay window with fitted vertical blinds to the front and a double glazed window to the side, feature vertical radiator, new carpeted flooring, coal effect fire (not tested) set in an Adam style surround with a tiled insert and hearth, TV aerial point and double opening pocket style panelled doors leading to:

Lounge
18'11 x 11'2 to 10'2 approx (5.77m x 3.40m to 3.10m approx)
This room has an additional sitting area having a three panel bi-fold door system with integrated blinds leading to the rear garden, double glazed eye level window and second double glazed window to the side, lantern roof window in the sitting area with recessed lighting to the ceiling around, two feature vertical radiators, new carpeted flooring, a feature open fireplace with a cast iron surround, tiled inset and tiled hearth and power point and TV aerial point for a wall mounted TV on the chimney breast.

Kitchen
15'4 x 7'5 approx (4.67m x 2.26m approx)
The kitchen is fitted with green painted Shaker style units and wooden work surfaces and includes a 1½ bowl enamel sink with a mixer tap set in an L shaped wooden work surface with cupboards, housing for an automatic washing machine or other appliances, integrated dishwasher in a housing and drawers below, RangeMaster cooking range with a hood over, housing for a microwave oven with a double cupboard above and a wooden work surface with drawers beneath, further wooden work surface with drawers including two wide drawers beneath and a double cupboard above, matching eye level wall cupboards, display cabinets and shelving, tiling to the walls by the work surfaces areas, a feature vertical radiator, American style fridge/freezer, double glazed window with a fitted roller blind to the side and a stylish composite door with two inset double glazed panels and a double glazed window to the side leading out to the rear garden.

First Floor Landing
Having a double glazed window to the side, the balustrade is continued from the stairs onto the landing, there is new carpeted flooring and original wood panelled doors to the bedrooms and bathroom and to the stairs leading to the attic room.

Bedroom 1
12'3 x 11'10 approx (3.73m x 3.61m approx)
Double glazed window overlooking the rear garden, radiator, aerial point and power point for a wall mounted TV and there is a large double bed with cabinets and shelving to the side and a TV which will be included in the sale.

Bedroom 2
11' x 7'3 approx (3.35m x 2.21m approx)
Having a double glazed window to the side, built-in storage cupboard beneath the stairs leading to the second floor with shelving and hanging space and a sensor light, radiator, a desk and chair will remain at the property, as will a set of drawers which are in this bedroom and there are recessed lights to the ceiling.

Bedroom 3
7'3 x 6'5 approx (2.21m x 1.96m approx)
Double glazed window to the front, radiator, there is a bed which will remain at the property, as will a side table.

Bathroom
The bathroom is fully tiled and has a panelled bath with mixer taps and a shower over, tiling to two walls and a protective glazed screen, low flush w.c., pedestal wash hand basin with a mixer tap, there is an upright airing/storage cupboard, a chrome ladder towel radiator, recessed lighting to the ceiling, opaque double glazed windows to the rear and side, an extractor fan and an access hatch to the loft.

Second Floor

Attic Room
15'4 x 11'9 approx (4.67m x 3.58m approx)
The stairs leads from the first floor landing to the attic room and there are balustrades around the stair area. The attic room has been used as a bedroom but could have several other uses and has two Velux windows, a radiator and there is an access point to a storage area where the newly fitted boiler is housed and there are two recessed lights to the ceiling.

En-Suite Shower Room
The attic room has an en-suite shower room with a large walk-in shower having a Mira electric shower, tiling to three walls and a glazed protective screen, hand basin with a mixer tap and surface to the side with a double cupboard below and a low flush w.c. with a concealed cistern, there is a tiled splashback to the sink area, an extractor fan and a chrome ladder towel radiator.

Outside
At the front of the property there is a block paved driveway which provides access to the car port positioned to the right hand side of the property which has a wrought iron gate with fencing to the side providing access to the rear garden, there is a slate chipped bed to the right hand side of the drive and the block paving extends across the front of the house to the front door and runs down the path on the left hand side of the property through a second wrought iron gate to the rear garden, there is a stone wall and pedestrian gate at the front of the house and low level fencing to the two side boundaries.

At the rear there is a block paved patio/seating area which leads onto a slabbed section and then there is a large lawn extending towards the bottom of the garden, there is a summerhouse half way down the garden with a slabbed patio at the front and a path takes you to the bottom of the garden where there is a vegetable garden area, a greenhouse and two sheds. There are various trees and bushes planted around the garden and it is kept private by having fencing to the right hand and rear boundaries and there is wire fencing and natural screening to the left hand side.

There is an outside tap next to the brick utility room and security lighting and up and down lighting either side of the bi-fold doors and external power points are provided at the front and rear of the property.

Outside Utility Room/w.c.
6'4 x 5'2 approx (1.93m x 1.57m approx)
Having a low flush w.c. with a concealed cistern and hand basin with a mixer tap, a tiled splashback and a cupboard below, a Samsung automatic washing machine is housed in this room, there is shelving to two walls and extractor fan, lighting to the sloping ceiling and an opaque double glazed window and door to the front.

Summerhouse
8'5 x 5'4 approx (2.57m x 1.63m approx)
The summerhouse has double opening glazed doors to the front with windows either side, there is a window to the side of the summerhouse and a pitched roof with a canopy over the entrance door with there being a light and power points provided.

Shed 1
9'5 x 5'3 approx (2.87m x 1.60m approx)
The wooden shed has a door and window to the front and there are power points and lighting provided in the shed.

Shed 2
Positioned at the bottom of the garden.

Car Port
There is a car port positioned at the side of the house which has brick pillars and a corrugated roof with timber supports and there is an outside light.

Directions
Proceed out of Long Eaton along Derby Road and after passing the bend with the church, Breedon Street can be found as the second turning on the right hand side.
9376MP

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 73mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



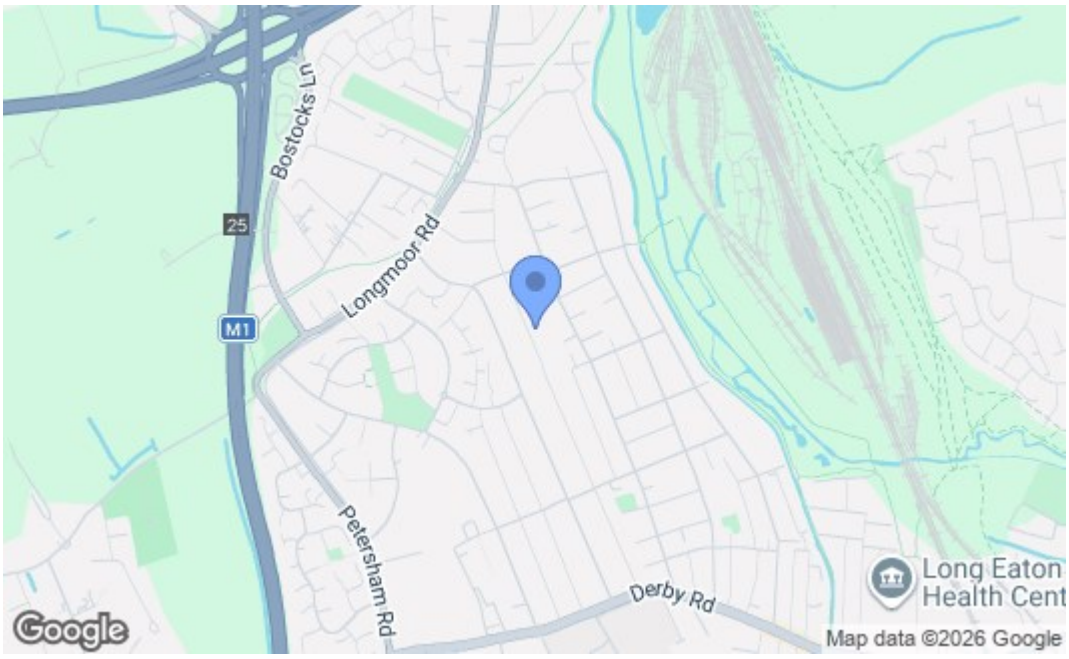


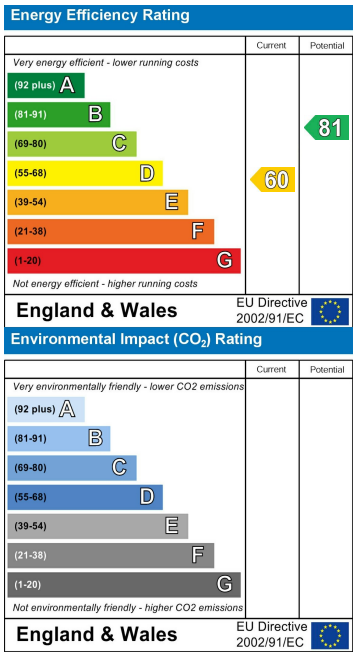












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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