



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.



### Reception Hallway

Stylish composite front door with two inset leaded stained glass panels, double glazed window to the side, laminate floor which extends into the sitting area and other parts of the ground floor accommodation, coving to the wall and ceiling and archway leading to:

### Sitting Area

14'10" x 9' approx (4.52m x 2.74m approx)

This is an extension to the original house and has three full height double glazed windows to the front and three Velux windows to the sloping roof which also has recessed spotlights, radiator in a housing, dado rail to the walls and laminate flooring.

### Ground Floor Shower Room

Having fully tiled walls, the ground floor w.c. has a corner shower with a mains flow shower system, tiling to two walls and curved protective glazed door and screen, low flush w.c. with a concealed cistern and surface over which incorporates a hand basin with mixer taps and has cupboards below, ladder towel radiator, opaque double glazed window to the side, double wall mounted cupboard housing the panel for the alarm system and the electrical consumer unit.

### Inner Hallway

Stairs with feature balustrade leading to the first floor, laminate flooring, radiator in a housing, dado rail to the walls, cornice to the wall and ceiling, wall light and opaque glazed Georgian style doors leading to the two main reception rooms and kitchen.

### Lounge/Sitting Room

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

This large room has a double glazed window with a fitted blind to the front and a window and glazed door leading into the sun lounge at the rear, Adam style fireplace with a marble inset and hearth and electric flame effect fire, two radiators, cornice to the wall and ceiling, oak stripped flooring and a TV point.

### Sun Lounge

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

Double glazed window overlooking the rear garden, glazed sloping roof, internal window to the dining room, two display cabinets with glazed shelving to one wall and tiled flooring.

### Dining/Sitting Room

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

Double glazed French doors with side panels leading out to the rear garden, radiator, laminate flooring, cornice to the wall and ceiling, double glazed window to the side and an internal window to the right looking into the sun lounge and a Georgian glazed door with a matching side panel leading into the reception hall.

### Kitchen

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

The kitchen is fitted with wood grain effect units and has brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a five ring gas Neff hob set in a work surface which extends to three sides and has an integrated fridge and freezer, drawers, cupboards and a Siemens dishwasher below, matching eye level wall cupboards with lighting under, double oven with cupboards above and below, double glazed window to the rear, tiling to the walls by the work surface and cooking area with a Neff hood over the hob, tiled flooring which extends into the utility area and a radiator.

### Utility Area

Having a circular stainless steel sink with a mixer tap set in a work surface with cupboards under, upright storage cupboard, further work surface with space below for an automatic washing machine and tumble dryer, wall mounted

Valliant boiler, half opaque double glazed door and window to the side, tiled walls to the work surface areas, eye level wall cupboards by the sink area and tiled flooring.

### First Floor Landing

The feature balustrade is continued from the stairs onto the landing, two double glazed windows to the front, access to loft, built-in airing/storage cupboard and doors to:

### Bedroom 1

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

Double glazed window to the rear, radiator, two double built-in wardrobes, laminate flooring and cornice to the wall and ceiling.

### Bedroom 2

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

Double glazed window to the rear, radiator, laminate flooring, double built-in wardrobe with shelving and hanging rail and cornice to the wall and ceiling.

### Bedroom 3

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

Double glazed window to the rear, radiator, cornice to the wall and ceiling, double fitted shelved cupboards and shelving to two walls.

### Bedroom 4

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

Double glazed window to the front, radiator, cornice to the wall and ceiling and built-in wardrobe.

### Bathroom

The main bathroom is fully tiled with a white suite including a spa bath with mixer tap, low flush w.c. with a concealed cistern having a surface over which incorporates the sink with a mixer tap and has a double cupboard beneath, ladder towel radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

### Outside

At the front of the property there is a lawn and pebbled area with planting which extends to the side of the house with a shared block paved driveway that leads to the main driveway in front of the double garage which provides parking for several vehicles and there is outside lighting to the front and side and a secure gate between the garage and the house which provides access to the rear garden.

The rear garden has been landscaped and designed to keep maintenance to a minimum with there being a block paved area leading onto a patio at the rear of the house with various paths and pebbled areas for people to sit and enjoy outside living with the garden being kept private by having fencing to the boundaries. There is a large wooden summerhouse/shed positioned at the rear of the garage and there is outside lighting and a water supply provided.

### Double Garage

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

The double brick built garage has a pitched tiled roof, oak doors to the front, UPVC double glazed door and window to the side, lighting and a three phase power supply.

### Directions

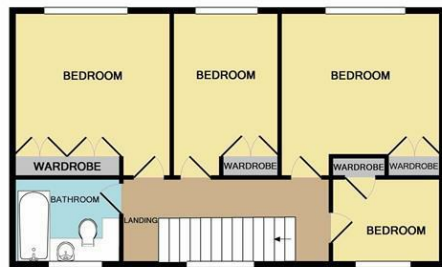
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, first left into Cheviot Road, left again into Malvern Gardens and at the end the property will be found straight in front of you as identified by our 'for sale' board.

7151AMMP

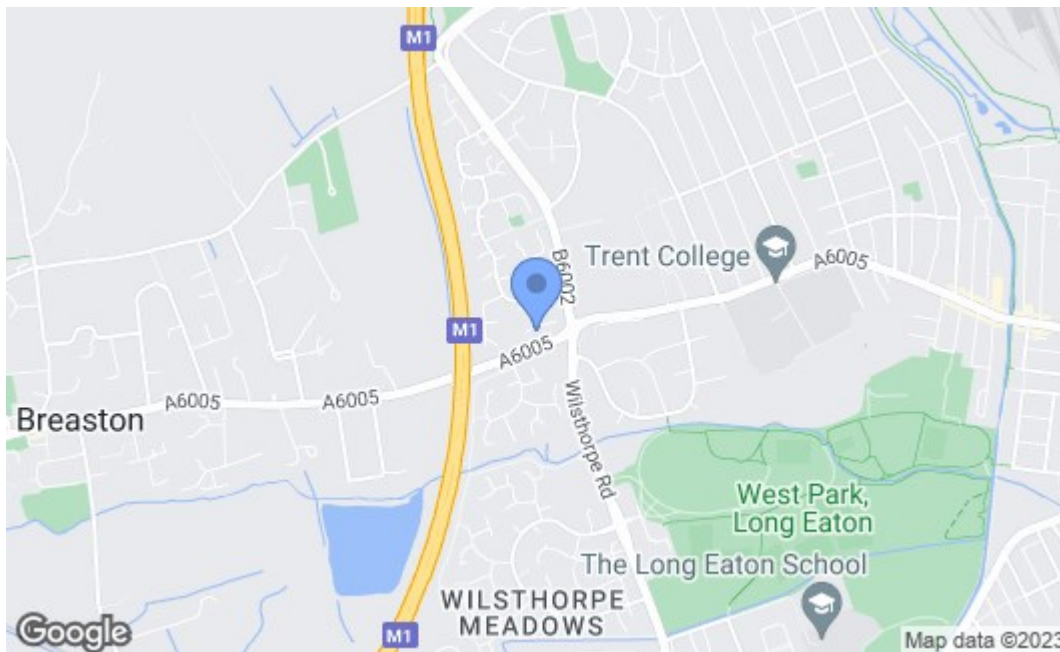
### Council Tax

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 ©2018



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			
<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		64	76
(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.