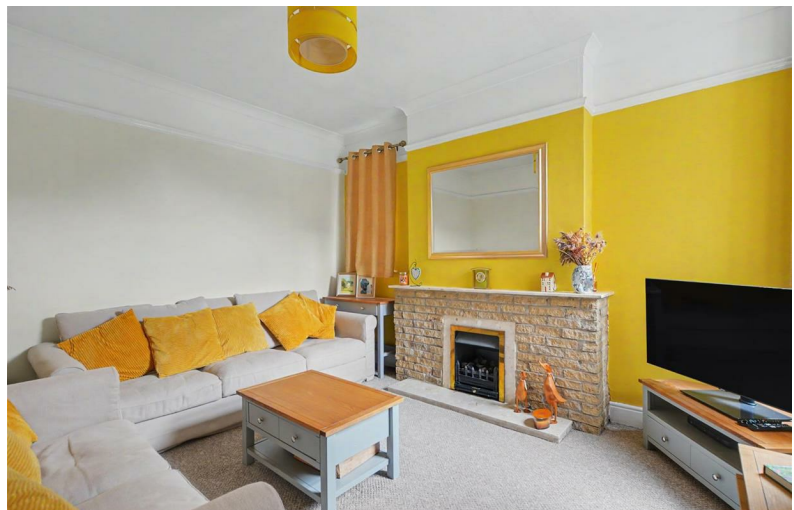
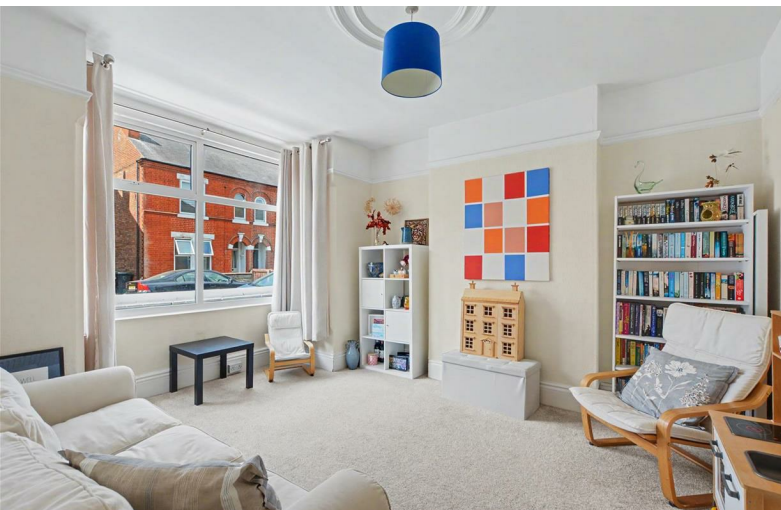




Breedon Street,
Long Eaton, Nottingham
NG10 4FF

£350,000 Freehold



A SUBSTANTIAL FOUR BEDROOM BOX BAY FRONTED SEMI DETACHED HOME SET OVER THREE FLOORS, OFFERING SPACIOUS AND VERSATILE FAMILY ACCOMMODATION IN A HIGHLY SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this impressive semi detached property situated on the ever popular Breedon Street. Offering an abundance of living space arranged over three floors, this attractive home is perfectly suited to growing families seeking both character and practicality. The accommodation comprises three generous reception rooms, providing flexible living space for entertaining, family life or working from home. The property also benefits from a fitted kitchen and the added convenience of a ground floor WC.

To the upper floors are four well proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room. In addition to the bedrooms, there is a separate study, ideal for those working from home, a nursery or hobby room, adding further versatility to this spacious home. Externally, the property enjoys a private rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment. Situated on the sought after Breedon Street, the property is conveniently located close to local shops, schools, transport links and a wide range of everyday amenities. An internal viewing is highly recommended to fully appreciate the generous accommodation, flexible layout and excellent location this wonderful family home has to offer.

The property is well placed for easy access to the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, laminate flooring, radiator, stairs to the first floor, door to:

Living Room

14'2 into bay x 11'8 approx (4.32m into bay x 3.56m approx)
Double glazed box bay window to the front, cornice, dado rail.

Sitting Room

13' x 11'7 approx (3.96m x 3.53m approx)
Double glazed window to the rear, feature stone surround, coving, dado rail, double glazed window to the side, radiator.

Cloaks/w.c.

Double glazed window to the side, low flush w.c., pedestal wash hand basin, coving.

Dining Room

9'6 x 10'2 approx (2.90m x 3.10m approx)
Double glazed windows to the side, coving, radiator.

Kitchen

9'5 x 11'8 approx (2.87m x 3.56m approx)
Double glazed window to the side, double glazed door to the rear, matching wall and base units with worksurfaces over, inset stainless steel sink and drainer, space for a Range cooker with extractor over, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer and a radiator.

First Floor Landing

Double glazed window to the side, stairs to the second floor, radiator and storage cupboard.

Bedroom 1

10'4 x 12'9 approx (3.15m x 3.89m approx)
Double glazed window to the rear, radiator and feature fireplace.
Door to:

En-Suite

Double glazed window to the side, low flush w.c., vanity wash hand basin, panelled bath and a radiator.

Bedroom 2

11'7 x 8'7 approx (3.53m x 2.62m approx)
Double glazed window to the front, radiator.

Bedroom 3

6'5 x 8'8 approx (1.96m x 2.64m approx)
Double glazed window to the front, radiator and laminate flooring.

Bathroom

Panelled bath with wall mounted electric shower, low flush w.c., vanity wash hand basin, double glazed window to the side, airing/storage cupboard, linoleum flooring, coving and a radiator.

Second Floor

With an entrance to:

Study

15' max x 8'1 approx (4.57m max x 2.46m approx)
Double glazed window to the side, radiator and a door to:

Bedroom 4

15'1 max x 8'2 approx (4.60m max x 2.49m approx)
Double glazed window to the front, radiator.

Outside

There is a small frontage with a pathway leading to the front entrance door and side access leading through a gate to the rear garden.

The rear garden is laid mainly to lawn with panelled fencing, two patios, trees and shrubs to the borders.

Directions

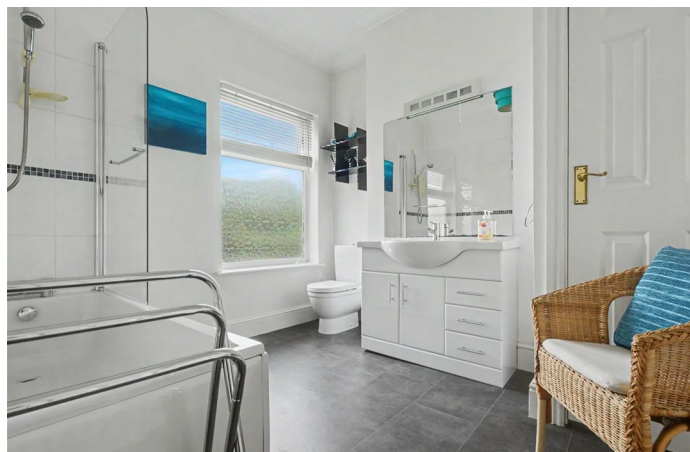
Proceed out of Long Eaton along Derby Road and after the bend take the first turning on the right hand side into Breedon Street. 9443CO

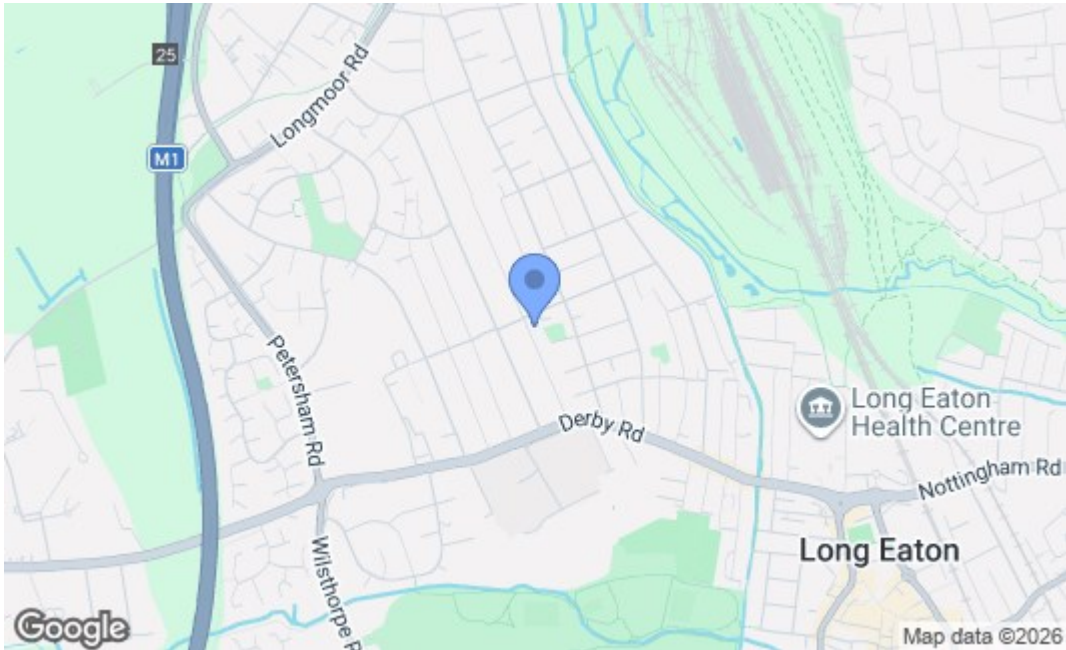
Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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.