Robert Ellis

look no further...

Brecknock Drive,
Long Eaton, Nottingham
NG10 3SU

£525,000 Freehold

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A FOUR BEDROOM DOUBLE FRONTED DETACHED FAMILY HOME, SITUATED WITHIN THE POPULAR PENNYFIELDS DEVELOPMENT AND EXTENDED TO THE REAR TO CREATE A STUNNING OPEN PLAN KITCHEN, DINING AND SITTING AREA, WITH BI-FOLD DOORS LEADING TO THE REAR GARDEN.

Robert Ellis are delighted to bring to the market this impressive double fronted detached home, offering spacious and versatile accommodation ideally suited to modern family living. Situated within the popular Pennyfields Development, the property has been thoughtfully extended to the rear, creating an exceptional open plan living space which forms the heart of this attractive family home.

The ground floor accommodation includes a welcoming lounge with a feature media wall, providing a comfortable space to relax. The main highlight of the property is the stunning open plan kitchen, dining and sitting area, created through the rear extension. The kitchen benefits from a central island, providing an excellent preparation and informal dining space, whilst the adjoining dining and sitting areas create a sociable environment for both everyday family life and entertaining. Bi-fold doors open directly onto the rear garden, allowing natural light to flow through the space and providing an excellent connection between indoor and outdoor living. There is also a separate utility room, offering practical additional space for laundry and household appliances. The property further benefits from a converted garage, providing a versatile additional room which could be utilised as a second sitting room, home office or hobby space, depending on individual requirements.

To the first floor are four well proportioned bedrooms, offering excellent accommodation for a growing family. The principal bedroom benefits from en-suite facilities, providing additional comfort and convenience, alongside the family bathroom serving the remaining bedrooms. Externally, the property benefits from off road parking to the front. To the rear is a low maintenance garden, providing a pleasant outdoor space for relaxing and entertaining, with the bi-fold doors from the impressive open plan living area creating a natural flow between the house and garden. An internal viewing is highly recommended to fully appreciate the quality of the open plan accommodation, the versatility of the converted garage and the overall space this impressive detached family home has to offer.

The property is within reach of Long Eaton town centre where there are Asda, Tesco, Lidl 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.

Entrance Hall
Composite door to the front, LVT flooring, doors to:

Cloaks/w.c.
Double glazed window to the front, low flush w.c., vanity wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.

Play Room
9'4 x 9'7 approx (2.84m x 2.92m approx)
Double glazed window to the front, radiator, LVT flooring, coving.

Lounge
19'3 x 10'2 approx (5.87m x 3.10m approx)
Double glazed window to the front, LVT flooring, media wall, decorative panelled wall, coving, radiator and air conditioning unit.

L Shaped Living/Dining Kitchen
28'3 max x 22' max approx (8.61m max x 6.71m max approx)

Kitchen
L shaped kitchen with matching wall and base units having work surfaces over, large island with inset sink and draining grooves with hot tap, wine cooler, integrated double oven, integrated microwave, five ring induction hob with extractor over, tiled flooring, integrated fridge freezer, integrated dishwahser.

Dining Area
Tiled flooring, three Velux windows to the rear, door to utility, double glazed window to the rear, bi-fold doors, radiator, underfloor heating and bi-fold doors opening into the lounge.

Utility Room
Double glazed window to the rear with inset circular bowl, plumbing for a washing machine, tiled floor with underfloor heatingand door to:

Sitting Room
17'2 x 8' approx (5.23m x 2.44m approx)
Double glazed window to the front, laminate flooring, underfloor heating, ceiling spotlights.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
13'1 x 9'4 approx (3.99m x 2.84m approx)
Double glazed window to the front, radiator, air conditioning unit, fitted wardrobes and door to:

En-Suite
Double glazed window to the front, chrome heated towel rail, shower cubicle with mains flow shower, low flush w.c., vanity wash hand basin, tiled floor and extractor fan.

Bedroom 2
11'4 x 8'7 approx (3.45m x 2.62m approx)
Double glazed window to the front, radiator, built-in wardrobes.

Bedroom 3
8'1 x 10'2 approx (2.46m x 3.10m approx)
Double glazed window to the rear, radiator.

Bedroom 4
12'7 x 7'7 approx (3.84m x 2.31m approx)
Double glazed window to the rear, radiator.

Bathroom
Double glazed window to the rear, vanity wash hand basin, panelled bath with mains flow shower, low flush w.c., part tiled walls, extractor fan and tiled floor.

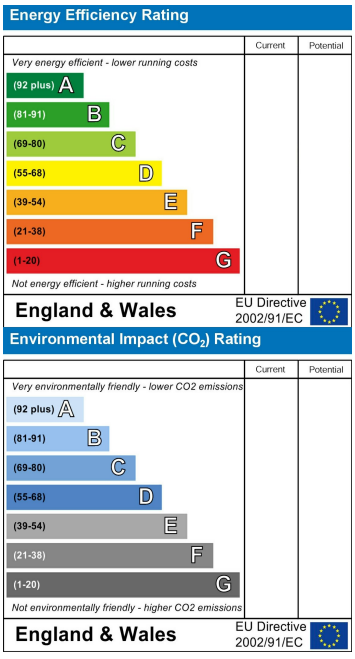
Outside
To the front there is off road parking and a lawned garden.

To the rear of the property there is a low maintenance garden with artificial lawn, patio, low level slate wall, panelled fencing to the boundaries, mature shrubs to the borders. There is space down the side of the property which is ideal for a shed or bin storage.

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.
9594CO

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 28mbps Superfast 1mbps Ultrafast 1800mbps
Phone Signal – 02, EE, 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



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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