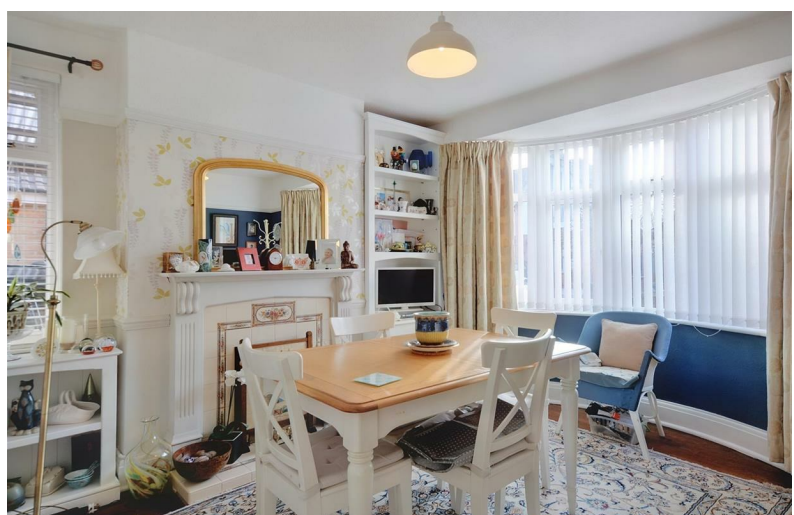


# Robert Ellis

*look no further...*



Breedon Street,  
Long Eaton, Nottingham  
NG10 4FD

**Price Guide £375-385,000**  
**Freehold**

0115 946 1818

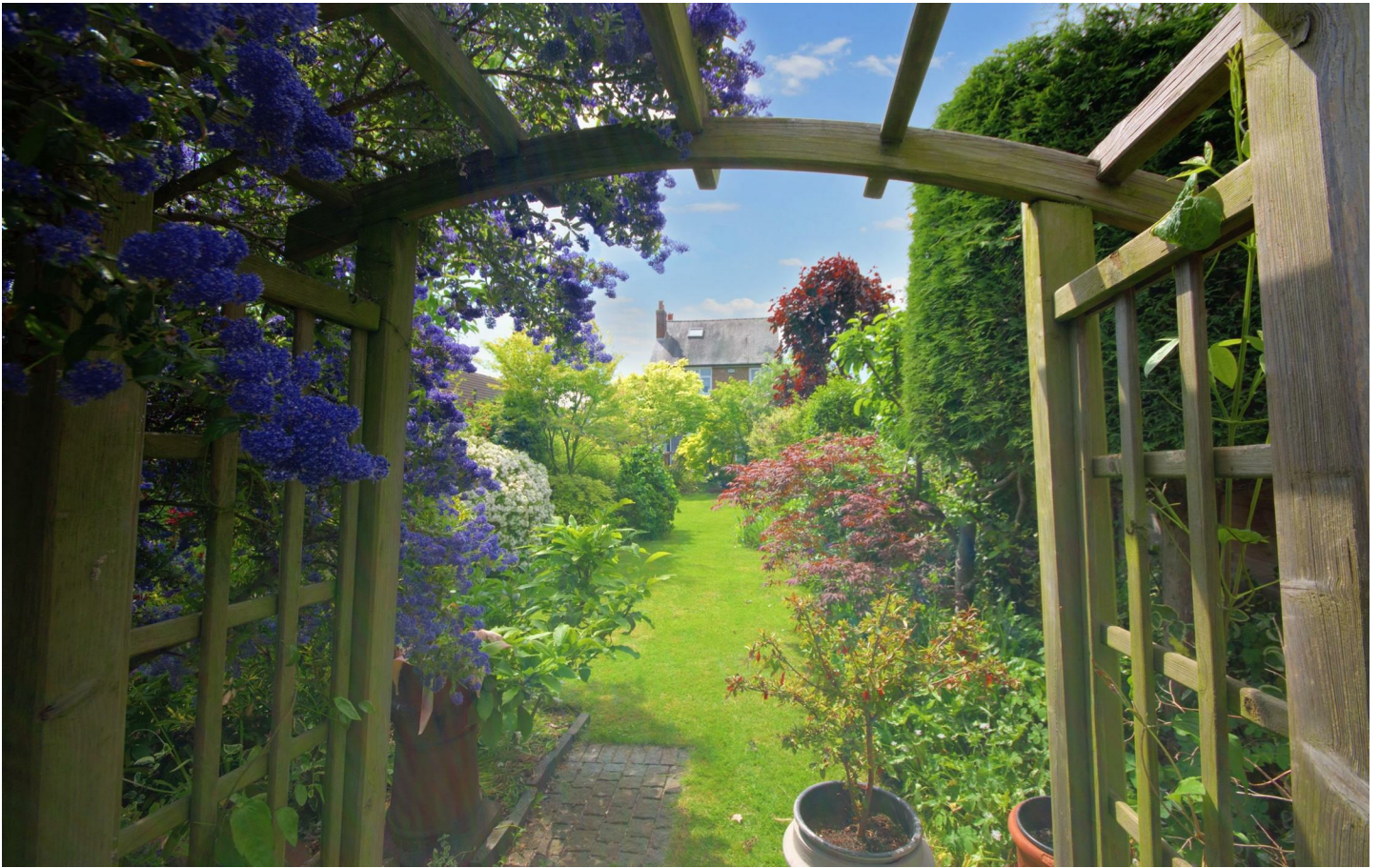


/robertellisestateagent



@robertellisea





THIS IS AN INDIVIDUAL TRADITIONAL EXTENDED DETACHED PROPERTY POSITIONED ON A LARGE PLOT WITH PRIVATE, LANDSCAPED AND WELL STOCKED GARDENS TO THE REAR.

Being located on Breedon Street on the outskirts of Long Eaton, this traditional detached property offers a lovely home which over recent years has been extended to the rear to increase the size of the ground floor living accommodation and also has had the attic converted into a room that has been used as a bedroom with an en-suite shower room. An important feature of this lovely home is the size and privacy of the garden at the rear which has several places to sit and enjoy outside living as well as a most useful brick outside w.c./store, three sheds and a greenhouse. For all that is included in this lovely home which still retains many original features to be appreciated, we recommend that interested parties do take a full inspection so they can see the extent of the accommodation and size and privacy of the rear garden for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place for people to live.

The property stands back from the road with a block paved driveway to the right hand side and the block work extends across the front of the property and down a path on the left hand side to the rear. The tastefully finished accommodation derives all the benefits of gas central heating and double glazing and being entered through an open porch and wood panelled door with inset glazed panels includes a reception hall, lounge/sitting room which has a feature fireplace and bi-folding doors leading out to the rear garden, a separate dining room which has a bay window to the front, fitted kitchen which has hand made units and wooden work surfaces and to the first floor there are three bedrooms and the main bathroom with a flight of stairs from the first floor landing leading to the second floor room which is used as a bedroom and has a shower room en-suite. Outside there is the car port to the right hand side and at the rear there is the outside w.c./store, a block paved patio that leads onto a lawned garden with beds and established planting to the side, there is a summerhouse with a seating area at the front and towards the bottom of the garden there is a pathway with a pergola over that leads to further seating areas and a vegetable garden with raised beds and there is a shed and greenhouse at the bottom of the garden with there being a further shed near the rear of the house and the rear garden is kept private by having fencing and natural screening to the boundaries.

The property is well placed for easy access to the Asda, Tesco 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.





### Porch

Open porch with an arched entrance and an outside light leading through a wood panelled door with two inset leaded glazed panels and leaded stained glass windows to either side to:

### Reception Hall

Stairs with an understairs pantry cupboard where the gas and electricity meters are housed, there is a double glazed window to the side, shelving and cloaks hanging provided, fitted cloaks cupboard with a further cupboard over, panelled doors to the two reception rooms and kitchen, dado rail and plate rail to the walls, original oak floor beneath the carpet and a radiator.

### Dining Room

11'6" x 11'10" approx (3.51m x 3.61m approx)

Double glazed bay window to the front with fitted blinds and a further double glazed window with blind to the side, Adam style fireplace with a coal effect gas fire and hearth, original oak stripped flooring, double cupboard with shelving to one side of the chimney breast, picture rail and dado rail to the walls and a double radiator.

### Lounge/Sitting Room

19'3" x 11'6" approx (5.87m x 3.51m approx)

This extended main reception room has bi-folding doors leading out to the rear, an eye level window and a further window with blind to the side, in the extended part of this room there is also a lantern roof window and recessed lighting to the ceiling, open fireplace set in a feature surround with a tiled inset and hearth, picture rail to the walls, feature vertical radiator and a second radiator and double cupboard with leaded fronted display cabinet and shelf above.

### Kitchen

15' x 7'9" approx (4.57m x 2.36m approx)

The kitchen is fitted with hand made cream 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, drawers and housings for both an automatic washing machine and dishwasher below, space for a cooking Range with a hood over and tiled back plate, wooden work surface with drawers under and a microwave oven and double cupboard above, housing for a fridge freezer with cupboards above and to the side of this housing there is a double sided shelved full height storage cupboard, matching dresser with wooden surface, drawers below and cupboards above, matching eye level wall cupboards and plate rack with shelf over, double fronted display cabinet and the boiler is housed in a matching wall cupboard, tiling to the walls by the work surface areas, double glazed window with a blind to the side, composite door with two inset opaque double glazed panels and a double glazed window to the side of the door, tiled flooring and a radiator.

### First Floor Landing

Double glazed window with fitted blind to the side, the balustrade continues from the stairs onto the landing, original panelled doors leading to the rooms off the landing and there is a door leading to a flight of stairs which takes you to the attic room.

### Bedroom 1

12'4" x 11'9" approx (3.76m x 3.58m approx)

Double glazed window looking down the rear garden, two double fitted wardrobes with cupboards over, radiator and picture rail to the walls.

### Bedroom 2

11'6" x 7'8" approx (3.51m x 2.34m approx)

The second bedroom has a double bedroom with fitted blind to the front, radiator, picture rail to the walls and built-in wardrobes/storage cupboards.

### Bedroom 3

7'8" x 6'8" approx (2.34m x 2.03m approx)

Double glazed window with fitted blind to the front, radiator and picture rail to the walls.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and shower with a protective glazed screen, low flush w.c., pedestal wash hand basin with a mixer tap, chrome heated ladder towel radiator, fitted airing/storage cupboard, opaque double glazed windows to the rear and side and a hatch to the loft.

### Second Floor

#### Attic Room

15'7" x 12'2" max approx (4.75m x 3.71m max approx)

The converted attic has two velux windows with fitted blinds to the sloping ceilings, a radiator and there is a balustrade at the top of the stairs as you enter the attic room.

#### En-Suite

The en-suite to the attic room has a shower with tiling to three walls and a protective glazed screen, low flush w.c. with a concealed cistern, hand basin with mixer tap and double cupboard under, chrome heated ladder towel radiator and an extractor fan.

#### Outside

At the front of the property there is a block paved driveway which extends to a car port at the right hand side of the property which has a slate chipped bed to the side and there is fencing and a gate leading to the rear garden. The block paving extends across the front of the house with there being a block edged bed with box hedging and ornamental trees and the block paving continues down the left hand side of the property where there is a path leading through a gate taking you to the rear garden and this fencing running down the left hand boundary.

The rear garden is an important feature of this lovely home and has a block paved patio to the rear which extends down the side where the gate leads out to the front. There is a patio with a pergola over and lawned gardens with established beds to the sides, a wildlife pond, half way down the garden there is a summerhouse with a seating area and pergola at the front with the lawn extending towards the bottom of the garden and an Indian sandstone pathway with pergola over, a planted pebbled area and at the bottom of the garden there is a shed with double opening doors and a greenhouse with there being various seating areas, pathways and raised beds and a further shed with a patio at the front. The garden is kept private by having fencing and natural screening to the side and rear boundaries and there is a further wooden shed at the side of the house and outside lighting and an external water supply is provided.

#### Brick Store/w.c.

6'8" x 5'6" approx (2.03m x 1.68m approx)

To the rear of the property the original coal house has been converted into an outside w.c./store room and this has a double glazed window, a white low flush w.c. with a concealed cistern, a hand basin with mixer taps and cupboards under, shelving to two walls, laminate flooring and there is lighting and power points provided.

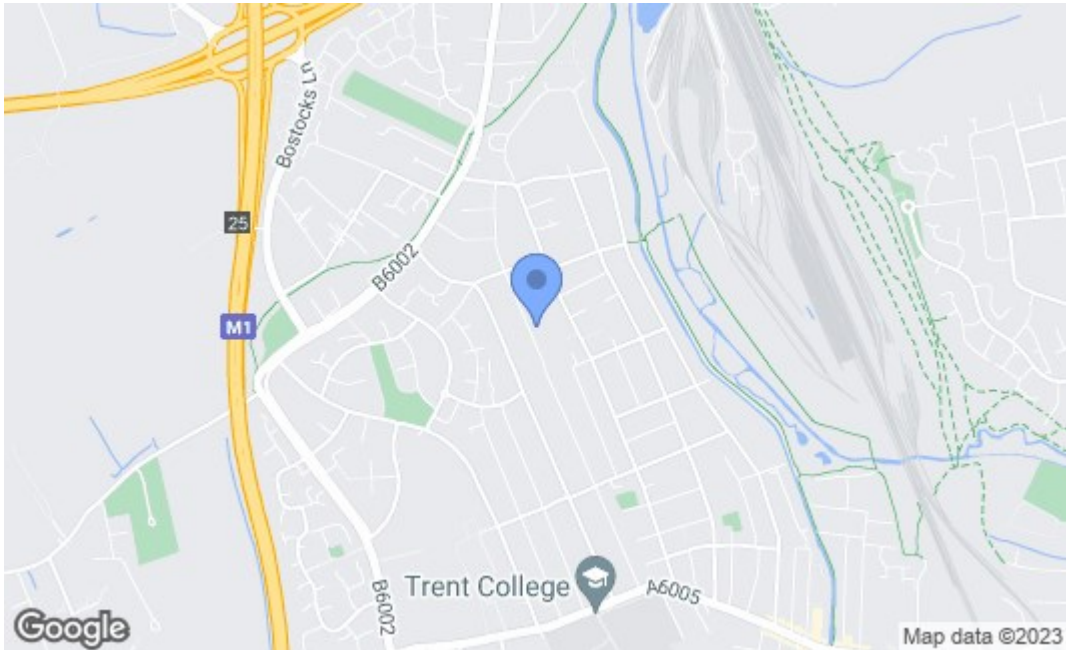
#### Directions

Proceed out of Long Eaton along Derby Road and after the bend take a right hand turning into Breedon Street.  
7249AMMP

#### Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.