

Breedon Street,  
Long Eaton, Nottingham  
NG10 4FE

**£385,000 Freehold**





THIS IS A FOUR BEDROOM EDWARDIAN DETACHED HOME SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA WHICH IS WITHIN EASY WALKING DISTANCE TO EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Robert Ellis are pleased to be instructed to market this four bedroom detached Edwardian home which provides light and airy accommodation arranged on three levels with the property still retaining many original features. For the size and layout of the accommodation to be appreciated, we do recommend that interested parties take a full inspection so that they can see the layout and size of the accommodation and privacy of the landscaped rear garden for themselves. The property is within easy reach of excellent local schools which include Trent College and the Wilsthorpe Academy, and there are many other local amenities and facilities, and excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched, tiled roof. The spacious accommodation derives all the benefits from gas central heating and double glazing and includes an open porch leading through a stylish composite front door to the reception hall which has a Minton tile floor and there is a door leading to the through lounge which has a log burning stove and a dining area with French doors leading out to the rear garden, there is a rear hallway which leads into an open plan living/kitchen which is exclusively fitted with cream Shaker-style units, wooden work surfaces and includes several integrated appliances. There is a seating area within this open plan space and double opening French doors leading out to the private rear garden. To the first floor, the landing leads to three bedrooms, the main bedroom having an en-suite shower room and built-in bedroom furniture, and there is the family bathroom which has a feature claw foot standalone bath with a mains flow shower over and there is a further double bedroom to the second floor where the attic has been converted into a bedroom and this bedroom having an en-suite shower room. Outside, there is a walled garden at the front, a block paved parking for two vehicles on the right hand side, and at the rear there is a private garden which has a composite decked area leading onto a lawn with established borders to the sides, there is a selection of fruit bushes, a shed in the bottom left hand corner and the garden is kept private by having fencing and walls to the boundaries.

As previously mentioned, the property is within easy reach of the excellent local schools, Long Eaton town centre is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 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 glazed tiling to the walls and a Minton tiled floor with a stylish composite front door having two inset glazed panels and a glazed panel above with the number of the house etched into the panel, leading to :

## Reception hall

Stairs with handrail leading to the first floor, original Minton tiled flooring, feature radiator, cornice to the wall and ceiling, plaster archway and there is a pine door leading to :

## Through lounge/ Dining Room

27'4" x 12'11" (8.33m x 3.94m)

This through room includes a lounge area at the front where there are two double glazed windows with fitted blinds to the front and a further double glazed window with a blind to the side, feature log burning stove set in the chimney breast with an Adam-style surround and granite hearth, cornice to the wall and ceiling and a picture rail to the walls.

The dining area has double glazed French doors leading out to the private rear garden and a double glazed window with a fitted blind to the side, original shelved double display cabinet with drawers under, feature recess in the chimney breast, radiator, cornice to the wall and ceiling and a picture rail to the walls.

## Rear hall

Having an opaque double glazed door leading out to the side of the property, pine door leading to an understairs storage cupboard and a walk-through to the open plan living kitchen.

## Living kitchen

28' x 9'10" (8.53m x 3.00m)

The open plan living kitchen includes a sitting area with the kitchen being fitted with cream Shaker-style units having brushed stainless steel fittings and wooden work surfaces, and includes a one and a half bowl sink with a mixer tap set in a work surface with an integrated dishwasher, cupboards, drawers and an integrated automatic washing machine and integrated tumble dryer, space for a cooking range with a back plate and hood over and wooden work surfaces to either side, one having a double cupboard and two drawers under and the other having cupboards and drawers beneath, range of matching eye level wall cupboards to two walls with lighting under, tiling to the walls by the work surface areas, double glazed French doors with matching side panels leading out to the rear garden and a double glazed window to the side.

## First floor landing

The balustrade continues from the stairs onto the landing, radiator, stairs leading to the second floor and pine doors leading to the rooms off the landing.

## Bedroom 1

12'2" x 11'9" (3.71m x 3.58m)

Double glazed window with fitted blind to the front, feature cast iron fireplace to the chimney breast with built-in wardrobes to either side, radiator, further double built-in wardrobe/storage cupboard and pine door leading to the en-suite shower room.

## En-suite shower room

Having a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, low flush WC and a pedestal wash hand basin with a mixer tap and tiled splashback, chrome ladder towel radiator, recessed lighting to the ceiling, extractor fan, opaque glazed window with a fitted blind and tiled flooring.

## Bedroom 3

14' x 10'1" (4.27m x 3.07m)

Double glazed window to the rear, radiator and a feature cast iron fireplace.

## Bedroom 4

9'9" x 6'2" reducing to 5'6" (2.97m x 1.88m reducing to 1.68m)

Double glazed window to the side and a radiator.

## Bathroom

The main bathroom has a standalone claw foot bath with a central mixer tap/handheld shower with a mains flow shower over, tiling to the wall and a chrome rail and protective curtain, pedestal hand basin and low flush WC, chrome ladder towel radiator, wood paneling to the lower sections of the walls, double opaque glazed window, recessed lighting to the ceiling and a pine door with two inset etched glazed panels leading onto the landing.

## Second Floor - Bedroom 2

16'8" reducing to 10'3" x 13' (5.08m reducing to 3.12m x 3.96m)

Having a double glazed window to the side and a Velux window to the ceiling, radiator, recessed lighting to the ceiling, pine fronted built-in wardrobe, two access points to the roof space and two exposed purlins.

## En-suite shower room

The en-suite shower room to the second floor bedroom has a tiled shower with a mains flow shower system, a low flush WC, wall mounted hand basin and mixer tap, tiled splashback and a mirror to the wall above, radiator with a rail over, tiled flooring, recessed lighting to the ceiling, Velux window and a Vaillant gas boiler housed in the double built-in cupboard.

## Outside

At the front of the property there is a walled garden area with a blocked paved pathway leading to the front door and across the front of the house to the driveway. There is a pebble bed with established lavender plants and Camellia Bush and a holly trees. To the right hand side of the house there is a block paved driveway which provides off the road parking for two vehicles and there is a wooden gate and fencing which provides access to the rear garden.

At the rear of the house there is a recently constructed composite decked area with LED lighting inset, there is a pebble area at the side of the house, a lawn with established borders to the side which include a selection of fruit bushes, strawberries, raspberries and blackberries. The garden is kept private by having fencing to the right hand boundary and a wall to the left and rear boundaries. There is a shed positioned in the bottom left hand corner of the garden and external lighting at the rear of the house, external power points and an outside water supply provided.

## Directions

Take the Derby Road from the middle of Long Eaton and Breedon Street is a turning on your right after College Street as you approach Trent College.

## Council Tax Band

Council Tax Band - D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Ultrafast 1000mbps download and 104mbps upload

Phone Signal – Unknown

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

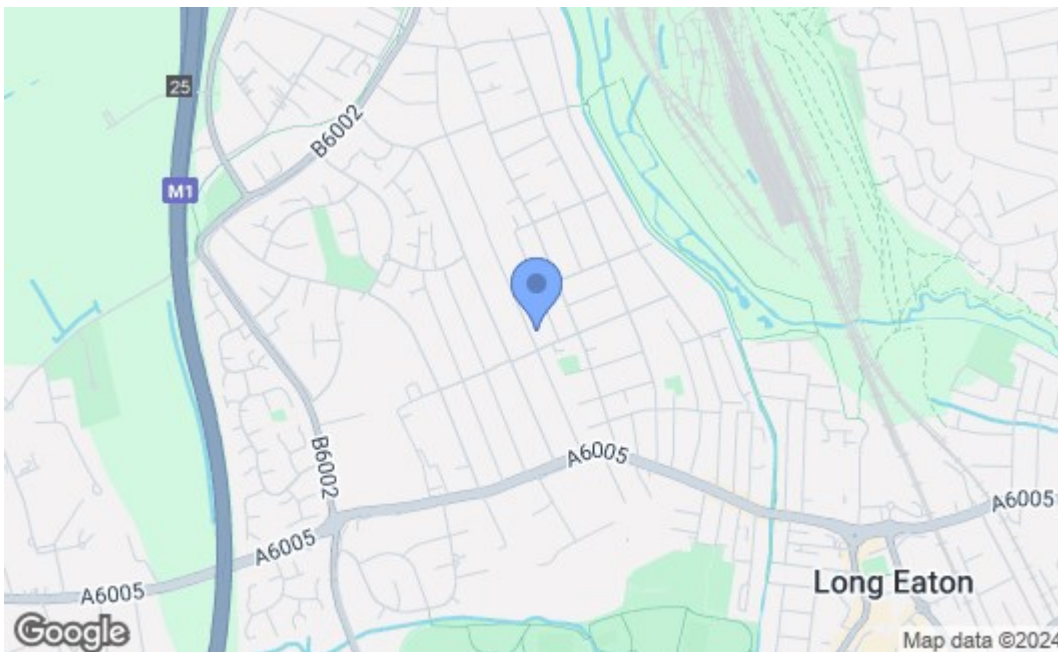






94 BREEDON STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operation or efficiency can be given.  
Made with Hergo 12/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(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			
(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.