



Breedon Street,
Long Eaton, Nottingham
NG10 4EX

Price Guide £350-375,000
Freehold

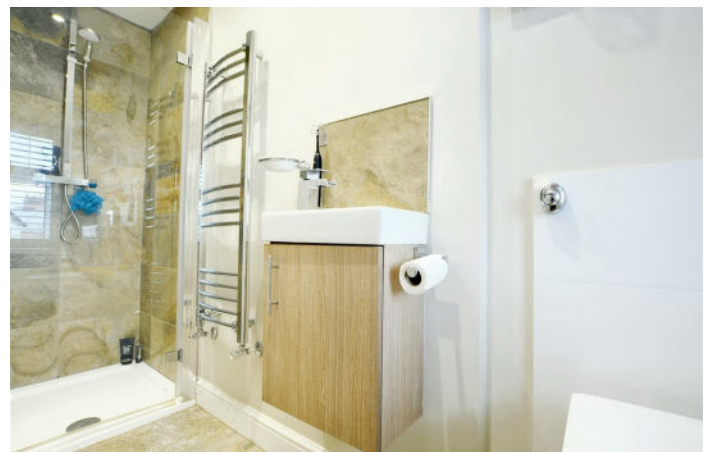
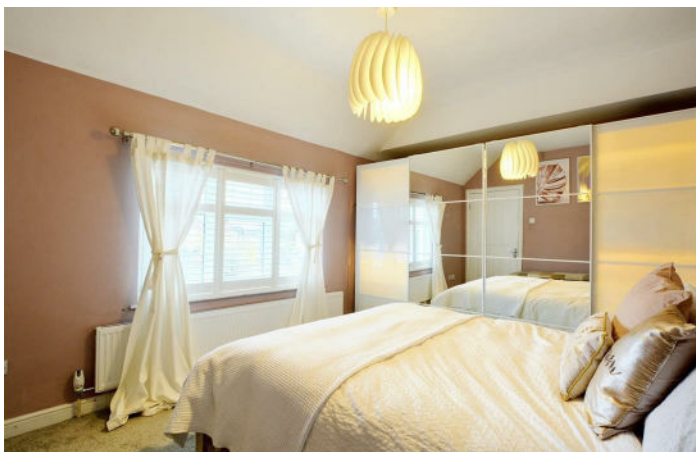


A WELL PRESENTED, EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY WITH SECURE OFF STREET PARKING AND OUTSIDE GARDEN OFFICE , SITUATED ON A LARGE CORNER PLOT.

Robert Ellis are delighted to bring to the market this substantial semi detached, versatile family home. The property has been extended and would suit a range of buyers, sitting on a corner plot and benefiting from gas central heating and double glazing with the added benefit of off street parking behind electric sliding gates and a purpose built exterior garden room/office. An internal viewing is highly recommended.

In brief the property comprises of an entrance hallway, ground floor w.c./utility, bay fronted lounge, open plan kitchen/diner with integrated appliances and a study. To the first floor the landing leads to four bedrooms, with the master boasting an en-suite shower room and a four piece family bathroom with enclosed shower unit and free standing bath. Outside to the front there is a lawned garden which wraps around to the side and incorporates a driveway for two vehicles behind electric sliding gates. To the rear there is an enclosed garden with patio area, lawn and raised flower beds. To the side there are wooden storage sheds, gated side access and the purpose built garden room/office.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets, healthcare facilities and other retail outlets can be found, there are fantastic transport links available including nearby access to bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby. Local train stations and East Midlands Airport are a short drive away.



Entrance Hall

Composite front door, tiled flooring, radiator, spotlights, stairs to the first floor and UPVC window to the side. Door to:

Utility/Ground Floor w.c.

4'8 x 4'1 approx (1.42m x 1.24m approx)

Wall mounted sink, tiled flooring, low flush w.c., cupboard with space for a washing machine, wall mounted boiler and spotlights.

Open Plan Kitchen Diner

18'4 x 15'8 approx (5.59m x 4.78m approx)

UPVC double glazed windows to the rear and side, Velux window and UPVC double glazed French doors to the garden, LVT flooring, feature radiator, wall, base and drawer units with work surfaces over, inset sink and drainer and swan neck mixer tap, central island unit with wine cooler, seating area and cupboards and drawers below, under cupboard lighting and kickboard lighting, integrated Neff electric oven with microwave function, induction hob, extractor fan, Neff dishwasher, housing for an American style fridge freezer, integrated wine cooler and spotlights.

Lounge

13'4 x 11'4 approx (4.06m x 3.45m approx)

UPVC double glazed bay window to the front with fitted shutters, carpeted flooring, radiator and ceiling light.

Study

10'2 x 8'6 approx (3.10m x 2.59m approx)

UPVC double glazed windows to the rear and side, LVT flooring, radiator and ceiling light.

First Floor Landing

Carpeted flooring, loft access, spotlights and a small built-in airing/storage cupboard.

Bedroom 1

13'5 x 10'3 approx (4.09m x 3.12m approx)

UPVC double glazed window to the front with fitted shutters, carpeted flooring, radiator and ceiling light.

En-Suite

9'4 x 2'6 approx (2.84m x 0.76m approx)

Obscure UPVC double glazed window to the front with fitted shutters, single enclosed shower unit with a rainwater shower head, low flush w.c., top mounted sink, tiled flooring, heated towel rail and spotlights.

Bedroom 2

11'9 x 9'5 approx (3.58m x 2.87m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

7'1 x 9'1 approx (2.16m x 2.77m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 4

8'5 x 8'5 approx (2.57m x 2.57m approx)

UPVC double glazed window to the side, carpeted flooring, radiator and ceiling light.

Bathroom

5'1 x 9'3 approx (1.55m x 2.82m approx)

Obscure UPVC double glazed window to the front, built-in fitted shutters, vinyl flooring, single enclosed shower unit, free standing bath, low flush w.c., top mounted sink, heated towel rail, spotlights.

Outside

There is a lawned garden to the front which wraps around to the side and provides off street parking for two vehicles behind electric sliding gates. There is a side gate with access to the rear where there is an enclosed garden with lawn, patio area and raised flower beds. Wooden storage sheds and a purpose built office.

Garden Room/Office

10'11 x 11'1 approx (3.33m x 3.38m approx)

UPVC double glazed sliding door, laminate flooring and ceiling light.

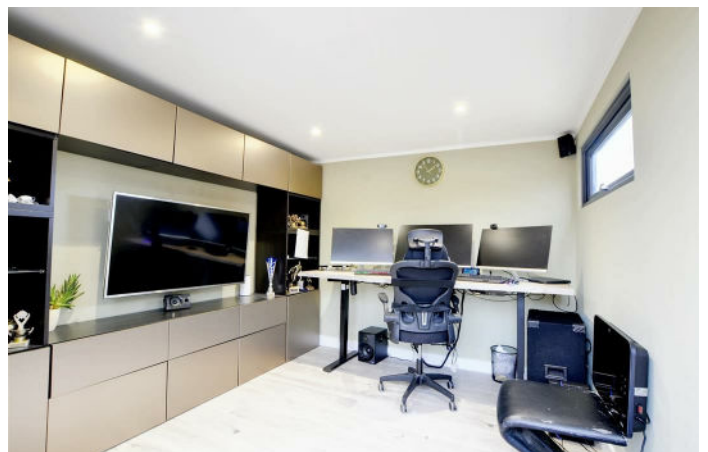
Directions

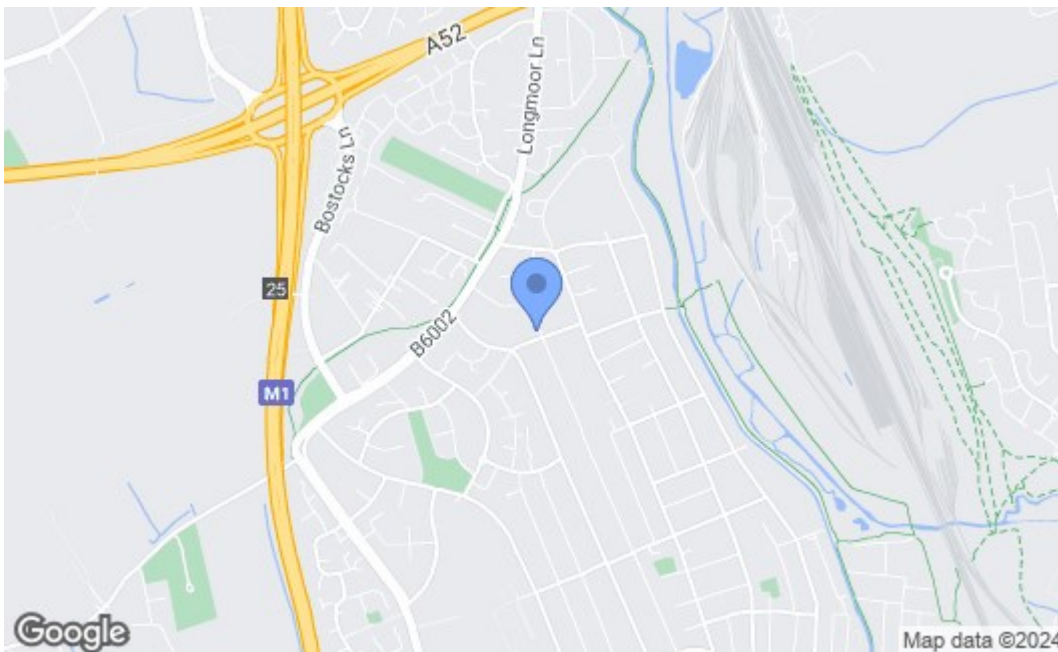
Proceed out of Long Eaton along Derby Road and after passing the church on the corner of College Street on the right, Breedon Street can be found as a turning on the right hand side.

7678AMRS

Council Tax

Erewash Borough Council Band B





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	40	
(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.