



Breedon Street,
Long Eaton, Nottingham
NG10 4FB

£495,000 Freehold



THIS IS A LOVELY INDIVIDUAL, SPACIOUS DETACHED BUNGALOW SITUATED ON A GENEROUS PRIVATE PLOT WITH THE GARDENS EXTENDING TO ALL SIDES OF THE PROPERTY.

Robert Ellis are pleased to be instructed to market this large, detached bungalow which offers three or four bedroom accommodation and has extensive gardens extending from the front to the sides and rear. The property might provide the opportunity for a purchaser to re-develop the site, but we are selling the bungalow to someone who is looking for an individual home with private, secluded gardens but is still close to the excellent local amenities and facilities provided by the area. For the size of the accommodation and gardens to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for the amenities and facilities provide by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is approx. 50 years old and since being built the original bungalow has been substantially extended to increase the size of the accommodation provided. The property derives the benefits of gas central heating and double glazing and being entered through the main entrance door into the large breakfast kitchen, the accommodation includes an inner hallway, a large dining room with steps leading down into the lounge, from which there are double glazed patio doors leading out to the private gardens, there are three double bedrooms with a further room which could be a study or single bedroom, there is a large main bathroom with a corner bath and separate shower and there is then a separate shower room. Outside there is a double garage positioned next to the property with a further large double garage positioned off the drive, with the drive being tarmacadam and leading to a large pebbled car standing/parking area with the pebbled area extending behind the double garage on the right hand side. There is a gate from the drive leading to the gardens which are mainly lawned and extend from the right hand side to the rear and to the far side of the bungalow with the gardens being kept private by having natural screening and fencing to the boundaries.

The property is only a short drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive from the bungalow, 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.



The main entrance door for the property has an inset double glazed panel and leads into the kitchen.

Kitchen

15'8" x 13'2" approx (4.78m x 4.01m approx)

The kitchen is fitted with wood finished units and has two stainless steel sinks with cupboards and a drawer below, work surface with space for a fridge, cupboards and drawers under, space for a cooking Range, further work surface extending to two walls with cupboards, drawers and spaces for both a dishwasher and automatic washing machine below, wall cupboards extending to two walls with shelving at one end, double glazed windows to the front and side, tiling to the walls by the work surface area, Baxi wall mounted boiler (installed approx 3 years ago) and a radiator.

Inner Hall

Hatch to loft and a built-in storage cupboard.

Dining Area

18'9" x 10'11" approx (5.74m x 3.35m approx)

Double glazed window to the side, radiator and steps leading from the dining area into the lounge.

Lounge/Sitting Room

21'11" x 14'10" approx (6.7m x 4.54m approx)

This large open plan living space has double glazed sliding patio doors with matching double glazed side panels leading out to the private gardens, a four burner log effect gas fire set on a feature stone wall, double glazed window to the rear, radiator, cornice to the wall and ceiling and three wall lights.

Study/Bedroom 4

9'6" x 4'9" approx (2.91m x 1.45m approx)

Double glazed window and a radiator.

Bedroom 1

13'5" x 10'1" approx (4.09m x 3.08m approx)

Double glazed window to the side, radiator, laminate flooring, range of built-in wardrobes providing hanging space and shelving.

Bedroom 2

11'8" x 10'3" approx (3.57m x 3.14m approx)

Double glazed window to the side and a radiator.

Bedroom 3

10'0" x 9'9" approx (3.07m x 2.99m approx)

Two double glazed windows to the side and a radiator.

Bathroom

11'8" x 13'5" approx (3.58m x 4.1m approx)

The large main fully tiled bathroom has a corner spa bath with mixer tap, chrome hand rail and a tiled step leading to the bath, corner shower with a mains flow shower system, tiling to two walls, a pivot glazed door and protective screen, low flush w.c., pedestal wash hand basin with mixer tap, dressing table/surface with cupboards and drawers beneath, a mirror to the wall above and cupboards over, opaque double glazed window, tiled flooring, radiator and a double shelved storage cupboard,

Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a glazed screen, pedestal wash hand basin with a mirror fronted cabinet above, low flush w.c, tiled flooring, opaque double glazed window and a radiator with a rail over.

Outside

The gardens extend from the front to both sides and the rear with there being a tarmac drive leading from the road to a large pebbled area in front of the garage and bungalow which provides off road parking for several vehicles. There is a hedge to the left hand side and fencing to the right boundary and next to the garage there is a gate which provides access to a pebbled path and a further pebbled area behind the garage. There is a concrete drive in front of the bungalow which provides access to the adjoining double garage and to the right hand side of the property there is gate and wall which provides access to the main garden.

To the right hand side of the property there is a patio next to the doors which lead out from the lounge and this has a border to the sides and there is a large lawned area with mature trees and other plants around the garden with the lawns extending to the rear of the bungalow and to the left hand side. The gardens are kept private by having a low level wall and fencing to the right hand and rear boundaries and to the left hand boundary there is fencing. There is an outside water supply and external lighting is provided.

Garage 1

20'6" x 15'2" approx (6.25m x 4.64m approx)

The brick built garage is positioned directly in front of the bungalow and has a drive at the front, an up door provides access into the garage, power and lighting is provided, there is a half glazed door leading out to the side, a double glazed window and there is shelving to the walls.

Garage 2

24'4" x 16'6" approx (7.43m x 5.05m approx)

This detached garage is positioned off the drive and has two up and over doors to the front and power and lighting is provided within the garage.

Asbestos Garage/Store

16' x 8' approx (4.88m x 2.44m approx)

Having double wooden doors and a pitched roof.

Directions

Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Breedon Street can be found as a turning on the right hand side with the property some way down the road.
7973AMMP

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

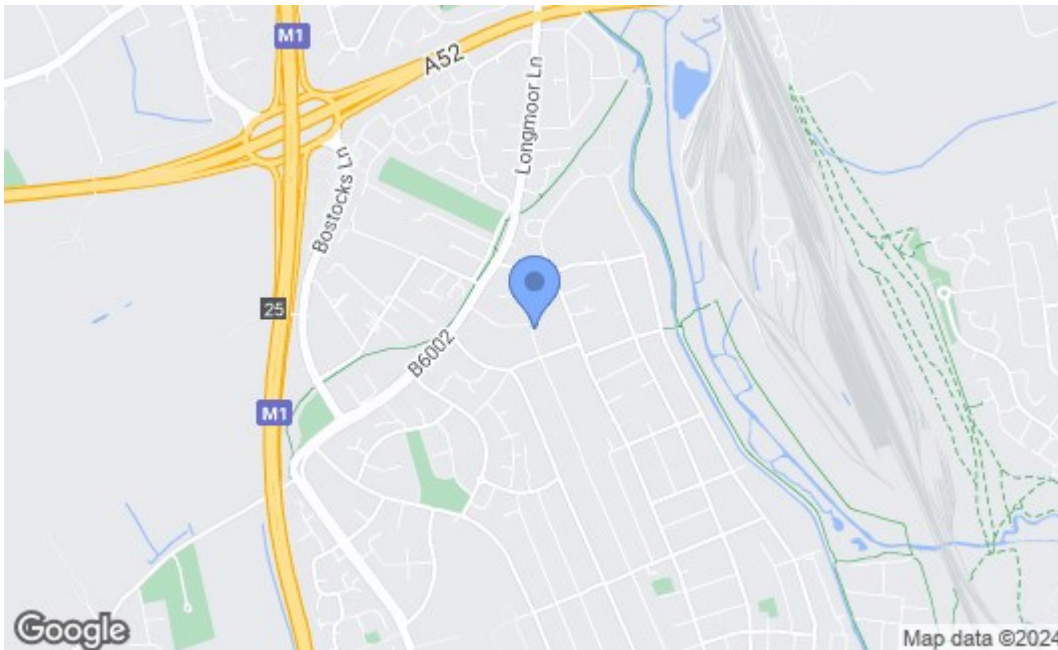
Other Material Issues – No



GROUND FLOOR
1714 sq.ft. (159.3 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 sq.m.) approx.
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 mis-statement. 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 operability or efficiency can be given.
Made with Metapix 12/2024



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