

HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Derbyshire NG10 4FB

Guide Price £450,000 - £475,000

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BESPOKE-BUILT BUNGALOW ON FANTASTIC-SIZED PLOT...

This bespoke-built detached bungalow is set on an expansive private plot, offering a rare combination of space, privacy, and potential for future development (subject to planning). The interior showcases a well-designed layout, beginning with a large dining kitchen perfect for family meals and entertaining. The adjoining dining room seamlessly opens into a generous living room, which is enhanced by a striking stone feature wall, adding a touch of character to the space. The property provides three double bedrooms, with a versatile fourth room ideal as a home office or a small bedroom. A luxurious five-piece bathroom suite boasts a corner spa bath, complemented by a separate shower room featuring a large walk-in shower for added convenience. Outside, the extensive lawned gardens wrap around three sides of the bungalow surrounded by mature trees and secure fencing, ensuring privacy and tranquility. Practical features include two single garages, a double garage, and a large gated driveway with off-road parking for up to eight vehicles. Situated in the highly convenient Long Eaton area, the bungalow is just minutes from major supermarkets, local amenities, excellent schools, and key transport links, including J25 of the M1, East Midlands Airport, and train stations at Long Eaton and East Midlands Parkway. Its prime location provides easy access to Nottingham, Derby, and surrounding East Midlands towns, making it ideal for those seeking a secluded yet well-connected home.

MUST BE VIEWED





- Bespoke-Built Detached Bungalow
- Generous-Sized Plot
- Three Double Bedrooms & Box Room / Office
- Open Plan Living & Dining Room
- Fitted Kitchen Diner
- Two Bathroom Suites
- Three Garages & Large Gated Driveway
- Well-Maintained Gardens
- Convenient Location - Close To Amenities & Transport Links
- Scope For Further Development (Subject To Planning)





ACCOMMODATION

Kitchen/Diner

15'8" x 13'1" (4.80m x 4.01m)

The kitchen has a range of fitted wood-finished base and wall units with worktops, two stainless steel sinks both with taps and drainers, space for a range cooker, space and plumbing for both a washing machine and a dishwasher, space for an under-counter fridge, space for a dining table, a wall-mounted BAXI boiler, tiled flooring, tiled splashback, a radiator, multiple UPVC double-glazed windows, and a single UPVC door providing access.

Corridor

8'11" x 4'7" (max) (2.73m x 1.40m (max))

The corridor has carpeted flooring and a loft hatch.

Dining Room

19'1" x 11'1" (5.82m x 3.39m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, a UPVC double-glazed window, and open access into the living room.

Living Room

21'5" x 15'0" (max) (6.54m x 4.59m (max))

The living room has carpeted flooring, a log-effect gas fireplace set on a feature stone wall and a tiled hearth, coving to the ceiling, a TV point, a radiator, a UPVC double-glazed window, and double sliding patio doors opening outdoors.

Office

9'8" x 4'11" (2.97m x 1.50m)

The office has a UPVC double-glazed window, carpeted flooring, and a radiator.

Corridor

5'1" x 4'6" (1.57m x 1.38m)

The inner corridor has a stone brick wall, carpeted flooring, and coving to the ceiling.

Bedroom Two

11'9" x 10'5" (3.60m x 3.20m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Shower Suite

6'10" x 5'3" (2.10m x 1.61m)

The shower suite has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower and a glass screen, tiled flooring, fully tiled walls, a radiator with a chrome rail, and a UPVC double-glazed obscure window.

Bathroom

13'6" x 11'10" (max) (4.13m x 3.61m (max))

The bathroom has a low level flush W/C, two pedestal wash basins, a shower enclosure with a mains-fed shower, a corner fitted spa-style bath, fitted cupboards, a fitted dressing table with multiple storage cupboards and a wall-mounted mirror, tiled flooring, fully tiled walls, two radiators, and a UPVC double-glazed obscure window.

Bedroom One

13'5" x 10'2" (4.11m x 3.12m)

The first bedroom has a UPVC double-glazed window, laminate flooring, a radiator, and in-built floor to ceiling wardrobes.

Bedroom Three

10'1" x 9'10" (3.08m x 3.00m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

OUTSIDE

The property boasts expansive gardens that wrap around from the front to both sides and the rear. A tarmac driveway leads to a large pebbled area in front of the garages and bungalow, offering ample off-road parking for up to eight vehicles. The boundaries are lined with a hedge and fencing for privacy, and there is gated access to a pebbled path and additional space behind the double garage. The main garden includes a patio off the living room, a large lawn with mature trees and plants, and is enclosed by fencing and low walls. External features include an outdoor water supply and lighting.

Garage One

20'0" x 18'1" (6.11m x 5.53m)

This garage, which is currently attached to the house, has lighting, power points, a single-glazed window, a single door to access the rear garden, and an up and over door opening out onto the driveway.

Double Garage

24'7" x 17'2" (max) (7.51m x 5.25m (max))

The double garage has power points, lighting, and two up and over doors opening out onto the front driveway.

Garage / Storage

15'11" x 8'0" (4.86m x 2.44m)

This garage has a pitched roof and double wooden doors opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Asbestos on one of the garages.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

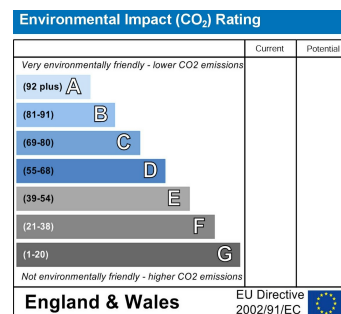
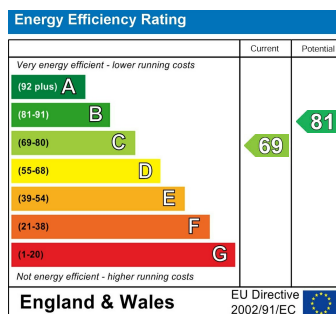
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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