

# HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Nottinghamshire NG10 4FF

---

Guide Price £475,000

Breedon Street, Long Eaton, Nottinghamshire NG10 4FF



GUIDE PRICE £475,000 - £500,000

## BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

Beautifully presented and generously proportioned throughout, this five-bedroom detached home offers the perfect space for a growing family looking to move straight in and enjoy. Retaining many original features dating back to its construction in 1911—including stained glass windows, high ceilings, cornices, and replica cast iron radiators—this character-filled property blends timeless style with modern comfort. Situated in a popular and well-connected location, the property is just a short distance from a range of local amenities including shops, excellent transport links, and great school catchments. The ground floor boasts an entrance hall, a stylish bay-fronted living room complete with a cosy log burner, and a stunning open-plan kitchen diner featuring modern integrated appliances, a second log burner, and bi-folding doors that seamlessly open out to the garden—ideal for entertaining and family living. Additional ground floor features include a convenient W/C, a utility room, and access to an integral garage. Upstairs, there are five well-proportioned bedrooms—four of which are spacious doubles—a shower room, a family bathroom, and access to the loft. Outside, the front of the property offers on-street parking, a paved garden, and double iron gates leading to the garage. To the rear, a generous private garden awaits, offering a paved patio, a decked seating area, raised planters, a lawn, an outbuilding, and a summer house—perfect for relaxation or outdoor entertaining. This is a truly impressive family home not to be missed.

## MUST BE VIEWED





- Detached House
- Five Bedrooms
- Bay Fronted Living Room With Log Burner
- Modern Fitted Kitchen Diner With Integrated Appliances & Log Burner
- Bathroom & Shower Room
- Ground Floor W/C & Utility Room
- Integral Garage
- Generous Private Rear Garden With Outhouse
- New Boiler
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'0" x 9'11" (max) (4.89m x 3.03 (max))

The entrance hall has geometric tiled flooring, carpeted stairs, an under the stairs cupboard, a replica cast iron radiator, a dado rail, coving and a single door with a stained glass insert and surround providing access into the accommodation.

Living Room

15'9" x 13'3" (max) (4.81m x 4.04m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, wooden floorboards, a replica cast iron radiator, a TV point, a recessed chimney breast alcove with a decorative surround and a log burner, a dado rail, coving and a ceiling rose.

Kitchen/Diner

29'5" x 12'11" (max) (8.98m x 3.95m (max))

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, a breakfast bar and kickboard lights, an integrated double oven and dishwasher, a hob with an extractor hood, an inset sink and a half with draining grooves and a swan neck mixer tap, wood-effect flooring, wooden floorboards, a replica cast iron radiator, a vertical column radiator, a recessed chimney breast alcove with a decorative surround and a log burner, a dado rail, recessed spotlights, coving, a ceiling rose, UPVC double-glazed windows to the rear elevation, a single door and bi-folding doors providing access out to the garden.

W/C

6'8" x 2'10" (2.04m x 0.88m )

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the rear elevation.

Utility Room

6'8" x 6'6" (2.05m x 1.99m)

The utility room has fitted shaker style units, space and plumbing for a washing machine and tumble dryer, tiled flooring and access into the garage.

Garage

18'11" x 13'4" (max) (5.77m x 4.07m (max))

The garage has lighting, a wall-mounted boiler and double wooden garage doors.

Outhouse

12'7" x 8'6" (3.85m x 2.60m )

FIRST FLOOR

Landing

17'7" x 9'8" (5.37m x 2.96m )

The landing has carpeted flooring, a dado rail, a built-in cupboard, coving, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13'3" x 12'11" (max) (4.06m x 3.94m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wooden floorboards and a radiator.

Bedroom Two

13'0" x 12'4" (max) (3.98m x 3.77m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, painted wooden floorboards and a radiator.

Bedroom Three

13'4" x 12'5" (max) (4.08m x 3.81m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, wooden floorboards and a radiator.

Bedroom Four

13'5" x 9'11" (max) (4.09m x 3.03m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Five

9'11" x 9'10" (max) (3.03m x 3.01m (max))

The fifth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

8'10" x 5'11" (2.70m x 1.81m )

The bathroom has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower and a glass shower screen, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Shower Room

7'8" x 5'8" (max) (2.36m x 1.73m (max))

The shower room has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking, a paved garden with a mature tree and double iron gates providing access to the garage.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a decked seating area, raised planters, an outbuilding, a summer house, a lawn, various plants and mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

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.

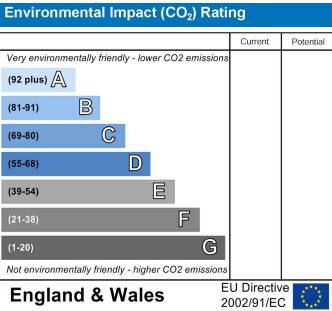
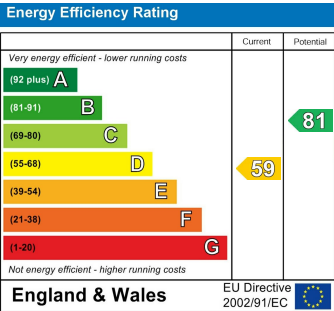
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

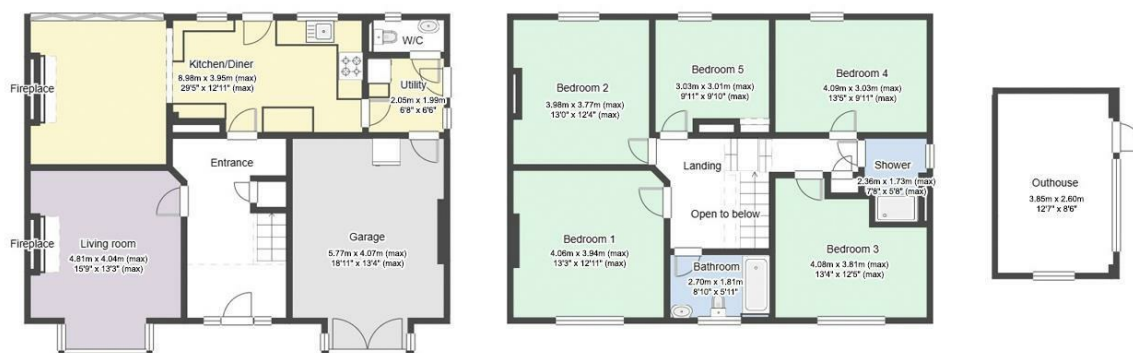
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Breedon Street, Long Eaton, Nottinghamshire NG10 4FF

**HoldenCopley**  
PREPARE TO BE MOVED



## 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.  
© HoldenCopley

**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.