

HoldenCopley

PREPARE TO BE MOVED

Breedon Street, Long Eaton, Derbyshire NG10 4EU

Offers Over £350,000

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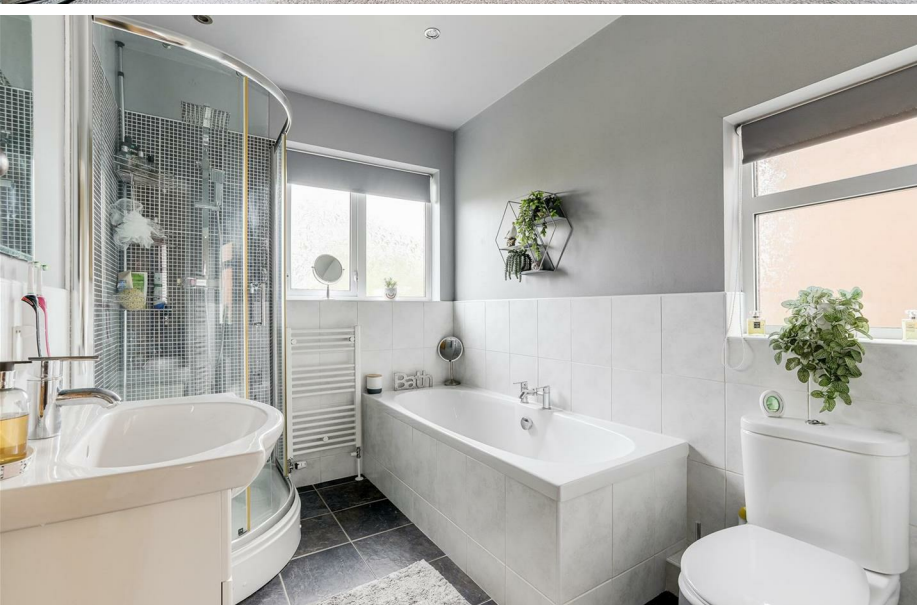


DETACHED HOUSE...

Nestled close to Springfield Park, this detached residence epitomizes family living. Boasting proximity to an array of local amenities, including shops and schools, and excellent transport links via the M1 and the A52, convenience seamlessly intertwines with comfort. Welcomed by a porch leading into the entrance hall. Awaiting just beyond is the sitting room, adorned with a bay window, beckons relaxation, while the adjoining living room, accentuated by a captivating fireplace and sliding patio doors, seamlessly connects to the expansive kitchen diner. The 'L' shaped kitchen diner, a hub for culinary delights and familial gatherings, is bathed in natural light streaming through double French doors opening onto the rear garden. Ascend the staircase to discover three bedrooms and a four-piece bathroom suite, offering respite and tranquillity after a long day. Outside, the property boasts a low-maintenance frontage, a driveway, and double gated access to the rear garden and garage. The rear garden features a decked seating area, planted borders, and established trees. Completing the picture, two sheds, fence panelled boundaries, and access to the garage and two outbuildings enhance the allure of this idyllic retreat, offering versatility and endless possibilities.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Sitting Room
- Living Room
- Kitchen Diner
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden With Two Outbuilding
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

7'6" x 1'5" (2.31m x 0.44m)

The porch has a UPVC door providing access into the accommodation.

Entrance Hall

12'11" x 7'10" (max) (3.95m x 2.40m (max))

The entrance hall has carpeted flooring, a radiator, a picture rail, an in-built cupboard, an understairs cupboard, and carpeted flooring.

Sitting Room

12'9" x 11'8" (max) (3.89m x 3.58m (max))

The sitting room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, a radiator, a TV point, a feature fireplace with a decorative surround, a picture rail, a ceiling rose, and carpeted flooring.

Living Room

12'4" x 11'9" (max) (3.78m x 3.59m (max))

The living room has UPVC double glazed window to the side elevation, a TV point, a recessed chimney breast alcove with a log burner and tiled hearth, a picture rail, a ceiling rose, carpeted flooring, and patio doors opening into the kitchen diner.

Kitchen/Diner

19'8" x 17'2" (max) (6.01m x 5.25m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, space for a dining table, two radiators, recessed spotlights, tiled flooring, three UPVC double glazed windows to the side and rear elevation, a single door opening out to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'10" x 7'1" (max) (2.39m x 2.17m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'10" x 12'5" (max) (3.92m x 3.79m (max))

The first bedroom has a UPVC double glazed window to the rear elevation, in-built wardrobes with sliding mirrored doors, a picture rail, a ceiling rose, a radiator, and carpeted flooring.

Bedroom Two

11'8" x 10'11" (max) (3.58m x 3.35m (max))

The second bedroom has a UPVC double glazed window to the front elevation, in-built wardrobes with mirrored doors, a picture rail, a radiator, and carpeted flooring.

Bedroom Three

7'10" x 7'0" (2.39m x 2.14m)

The third bedroom has a UPVC double glazed window to the front elevation, a picture rail, a radiator, and wood-effect flooring.

Bathroom

8'9" x 6'9" (2.68m x 2.06m)

The bathroom has a UPVC double glazed obscure window to the rear and side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a central mixer tap, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, two heated towel rails, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a low-maintained frontage, a driveway, and double gated access to the rear garden and garage.

Rear

To the rear of the property is an enclosed garden with a decked seating area, planted borders, established trees, a lawn, two sheds, fence panelled boundary, access to the garage, and access to two outbuildings.

W/C

6'1" x 3'4" (1.87m x 1.04m)

This space has a high level flush W/C, lighting tiled flooring, and a wooden door providing access to out to the rear garden.

Utility

6'2" x 3'4" (1.89m x 1.03m)

The Utility room has a worktop, electrics, lighting, and space for a washer dryer, and tiled flooring.

Garage

19'6" x 18'2" (max) (5.96m x 5.54m (max))

The garage has windows to the side elevation, lighting, ample storage, electrics, and two up-and-over doors to opening out to the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1000Mbps and 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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:

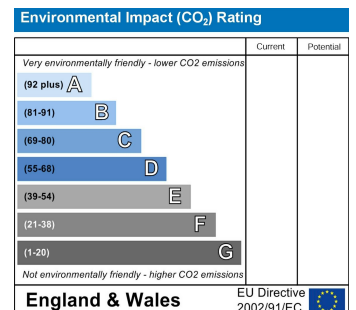
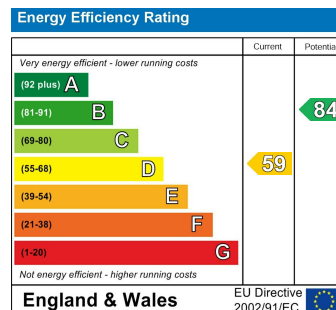
Property Tenure is Freehold

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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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