



Breedon Street,  
Long Eaton, Nottingham  
NG10 4FE

**£270,000 Freehold**



A BEAUTIFULLY UPGRADED AND EXTENDED EDWARDIAN THREE-BEDROOM SEMI-DETACHED HOME FEATURING A STUNNING OPEN PLAN KITCHEN, LIVING AND DINING SPACE AND A PRIVATE LANDSCAPED REAR GARDEN.

This attractive period property on Breedon Street has been extensively refurbished and thoughtfully extended recently to create a stylish, move-in-ready home. Major improvements include a new roof, full rewire, new central heating system, complete re-plastering, a stunning refitted kitchen and bathroom, and flooring throughout. A true gem ideal for families and first time buyers!

The accommodation is entered via an Edwardian-style composite front door leading into a welcoming hallway. To the front is a charming lounge featuring a fireplace and sash-style windows, while the rear of the property opens into an impressive extended living/dining kitchen fitted with elegant Shaker-style units, wooden work surfaces and integrated appliances. The space flows into a versatile sitting/study or play area and is complemented by a ground floor WC and useful understairs storage. To the first floor are three well-proportioned bedrooms and a luxurious fitted bathroom featuring a contemporary suite and mains-fed shower over the bath. Outside, the property is set back from the road behind a pebbled forecourt with side access leading to the rear garden. The landscaped garden has been designed for low maintenance and includes a paved patio, artificial lawn and decked seating area, all enclosed to provide a good level of privacy.

Breedon Street is ideally located for easy access to Long Eaton town centre, with a wide range of shops including Asda, Tesco and Aldi, as well as well-regarded schools, leisure facilities and excellent transport links including the M1 (J25), A52, East Midlands Airport and nearby rail stations at Long Eaton and East Midlands Parkway.



Newly installed Edwardian style composite front door with an inset stained glass panel and an opaque double glazed panel above to:

#### Entrance Hall

7'8 x 5'9 approx (2.34m x 1.75m approx)

A stylish entrance hallway is accessed via an attractive composite front door and features a staircase with a decorative balustrade and carpeted treads rising to the first floor. Natural light is provided by a double-glazed window to the side, while tiled flooring and a radiator add both practicality and comfort. Panelled doors lead to the lounge, open-plan dining kitchen and a useful understairs storage cupboard, which houses the electric consumer unit and benefits from fitted shelving.

#### Lounge/Sitting Room

12' x 11'8 approx (3.66m x 3.56m approx)

With three UPVC double glazed sash windows to the front, feature cast iron fireplace with a pine Adam style surround and granite hearth, cornice to the wall and ceiling, picture rail to the walls, ceiling rose, a TV point and grey carpeted flooring.

#### Open Plan Dining/Living Kitchen

20'4 x 11'9 approx (6.20m x 3.58m approx)

The extended open-plan kitchen, dining and living space forms a superb focal point of the home. Fitted with elegant Shaker-style cabinetry and wooden work surfaces extending to three sides, the kitchen features an enamel sink with mixer tap, a four-ring induction hob and a breakfast bar area ideal for informal dining. A range of integrated appliances includes a washing machine, dishwasher, oven with hood and splashback, and an upright fridge and freezer, complemented by generous cupboards, drawers and a pantry-style unit with power points for small appliances. The room is beautifully light with double-glazed windows to the rear and side, together with two Velux windows set within the vaulted ceiling. Further features include recessed ceiling lighting, Karndean-style flooring, a radiator, ample power points including USB charging sockets, and connections for a wall-mounted TV.

#### Home Office

10'7 to 6'9 x 6'9 approx (3.23m to 2.06m x 2.06m approx)

The room at the rear of the house could alternatively be a study or play room and has double opening, UPVC double glazed French doors leading out to the private rear garden, radiator, four power points, Karndean style flooring, a sloping ceiling with recessed lighting and an oak panelled door to:

#### Ground Floor w.c.

4'3 x 3'8 approx (1.30m x 1.12m approx)

Being recently fitted and having a low flush w.c. with a concealed cistern and wooden shelf above, hand basin with a mixer tap and tiled splashback, wall mounted Ideal boiler, X-pelair fan and Karndean style flooring.

#### First Floor Landing

The landing has carpeted flooring, radiator and oak panelled doors off to:

#### Bedroom 1

11'8 x 11'8 approx (3.56m x 3.56m approx)

UPVC double glazed sash window to the front, feature original fireplace, aerial point and power point for a wall mounted TV, ten power points and carpeted flooring.

#### Bedroom 2

10' x 7' approx (3.05m x 2.13m approx)

With UPVC double glazed window to the rear, radiator, six power points, a TV aerial point and carpeted flooring.

#### Bedroom 3

8'9 x 8'6 approx (2.67m x 2.59m approx)

With UPVC double glazed window to the rear, radiator, feature original cast iron fireplace, six power points, a TV aerial point and carpeted flooring.

#### Bathroom

6'8 x 7'6 approx (2.03m x 2.29m approx)

The luxurious, recently fitted bathroom is beautifully appointed and features an L-shaped bath with a mains-fed shower over, incorporating both a rainfall shower head and handheld attachment, complemented by a glazed shower screen and stylish tiling to the surrounding walls. The suite also includes a low-flush WC and a pedestal wash hand basin with mixer tap, with tiling to the sink and WC areas. Additional features include a contemporary ladder-style towel radiator, an opaque double-glazed window providing natural light and privacy, recessed ceiling lighting, an X-pelair extractor fan, and attractive tiled flooring.

#### Outside

At the front of the property there is a pebbled area with slabs and a low level wall to the front and to the left hand side there is a path with a wall to the left hand boundary and a gate providing access to the rear garden.

At the rear and side there is a newly laid slatted patio area which leads onto an astroturf lawn with there being a decked area with a raised bed at the bottom of the garden, with the garden being kept private by having fencing to the three boundaries. There is an outside light and outside tap provided.

#### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend Breedon Street can be found as a turning on the right hand side as identified by our for sale board.

9178JG

#### Council Tax

Erewash Borough Council Band B

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

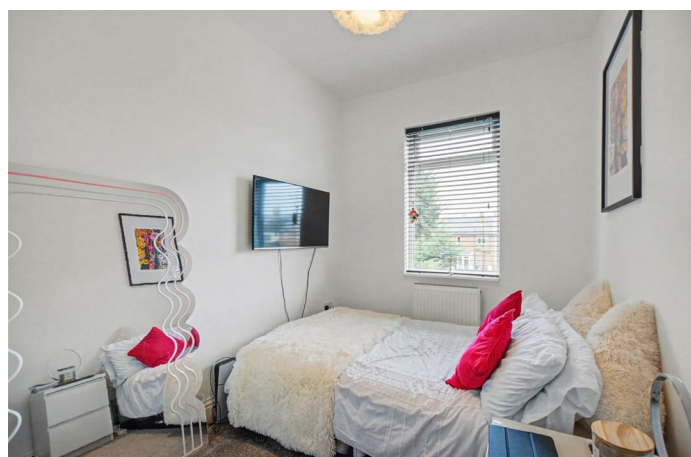
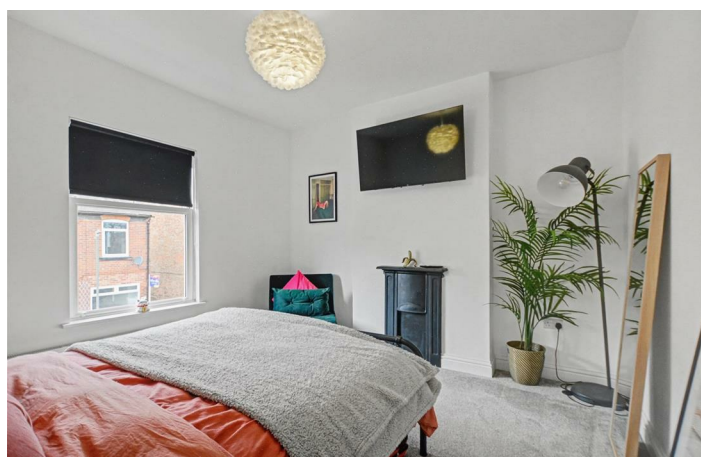
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

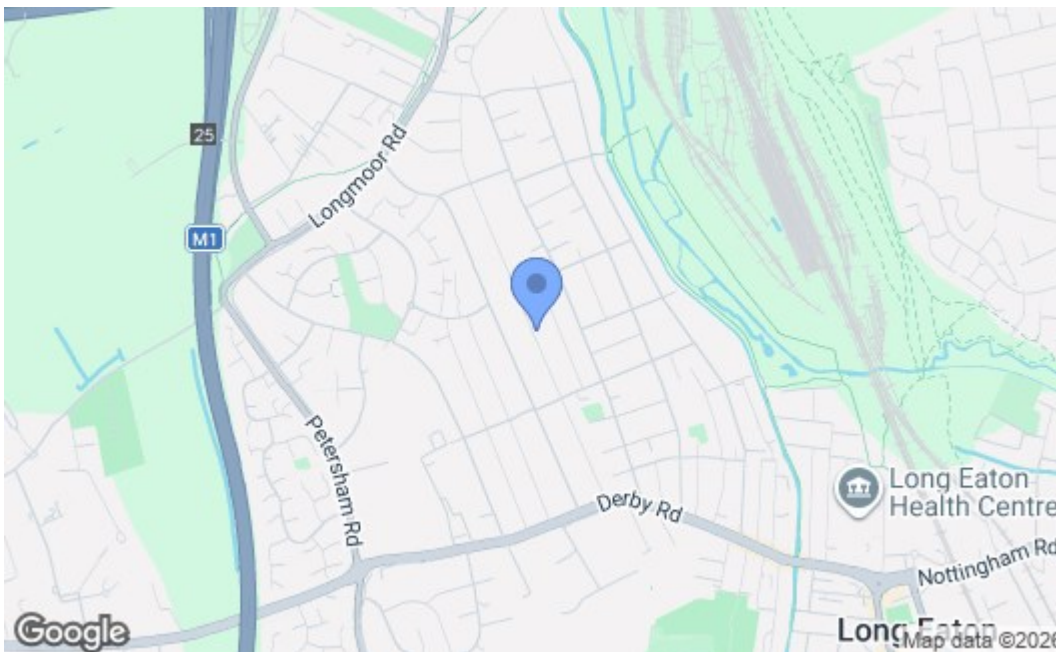
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.