



Fulwood Drive,
Long Eaton, Nottingham
NG10 3RF

£270,000 Freehold

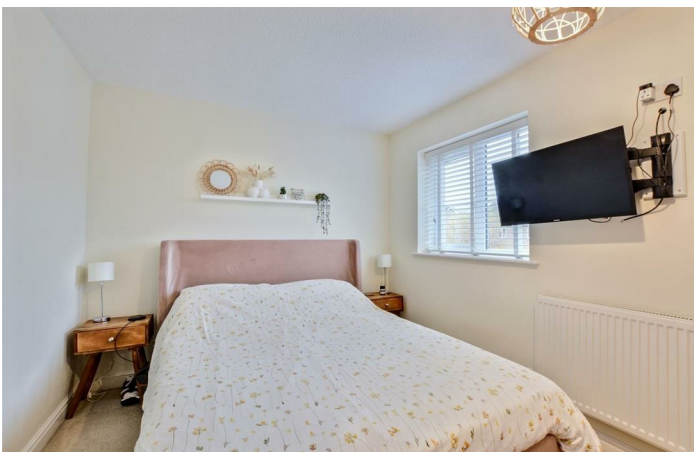


AN IMMACULATE THREE-BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A LOVELY PLOT AT THE HEAD OF A CUL-DE-SAC ON THE SOUGHT AFTER PENNYFIELDS DEVELOPMENT.

Robert Ellis is delighted to offer to market this comfortable semi-detached home located within the desirable Pennyfields development just off Pennyfields Boulevard. Situated in a quiet spot at the head of a cul-de-sac, this three-bedroom property occupies a generous, sunny plot with a good-sized and private rear garden. There is additional space to the side and generous off-road parking.

The property is double-glazed throughout and benefits from gas central heating. In brief the internal accommodation comprises on the ground floor of an entrance hallway with storage cupboard, well-appointed kitchen, and a light and spacious lounge diner with patio doors to the rear garden. To the first floor are three bedrooms and a family bathroom.

This property is ideal for anyone wanting to be close to shops and local amenities such as West Park and the Leisure Centre, health centre, Trent Lock Golf Club, local shops and both state and independent schools. Long Eaton is well served with numerous retail outlets along the High Street. The property is within a few minutes' drive of ASDA and Tesco Superstores and enjoys excellent transport links including M1 J25, Long Eaton and East Midlands Parkway stations, East Midlands Airport, A52 to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

With composite front entrance door with glazed panels, stairs to the first floor, radiator, door to storage cupboard, UPVC double glazed window to the side.

Kitchen

10'7 x 7'8 approx (3.23m x 2.34m approx)

Ample wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated oven, gas hob and extractor hood, appliance space, plumbing for automatic washing machine, gas central heating boiler, breakfast bar, radiator, UPVC double glazed window to the front.

Lounge

15'3 x 14'3 approx (4.65m x 4.34m approx)

Two radiators, gas fire with 'Adam' style surround, TV point, UPVC double glazed window and sliding doors to the rear garden.

First Floor Landing

With access to the loft via a ladder, UPVC double glazed window to the side and door to storage cupboard. Doors to:

Bedroom 1

12'8 x 8'10 plus wardrobes (3.86m x 2.69m plus wardrobes)

A spacious and sunny room with two UPVC double glazed windows to the front, radiator, extensive range of built-in wardrobes and a TV point.

Bedroom 2

10'4 x 7'9 approx (3.15m x 2.36m approx)

A generously sized second bedroom with a UPVC double glazed window with views over the rear garden and a radiator.

Bedroom 3

7'1 x 6'3 approx (2.16m x 1.91m approx)

UPVC double glazed window with views over the rear garden and a radiator.

Bathroom

A modern white three piece suite comprising of 'L' shaped

panelled bath and shower with glass screen, low flush w.c., hand basin with storage cupboard under, tiled walls and splashbacks, radiator, recessed lighting and extractor fan.

Outside

To the front there is a tarmac driveway providing parking for at least two cars, lawned garden and pebble dash border with shrubs. The driveway leads to the side and through a gate to the rear garden. The rear garden has a patio area and is split with a lawn to the left and pebble dash area to the right, borders with mature shrubs and all privately enclosed with fenced boundaries. Outside tap.

Garden Shed

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right into Pennyfields Boulevard and right into Fulwood Drive where the property can be found towards the head of the road on the right hand side.

8302AMCO

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 8mbps Superfast 35mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

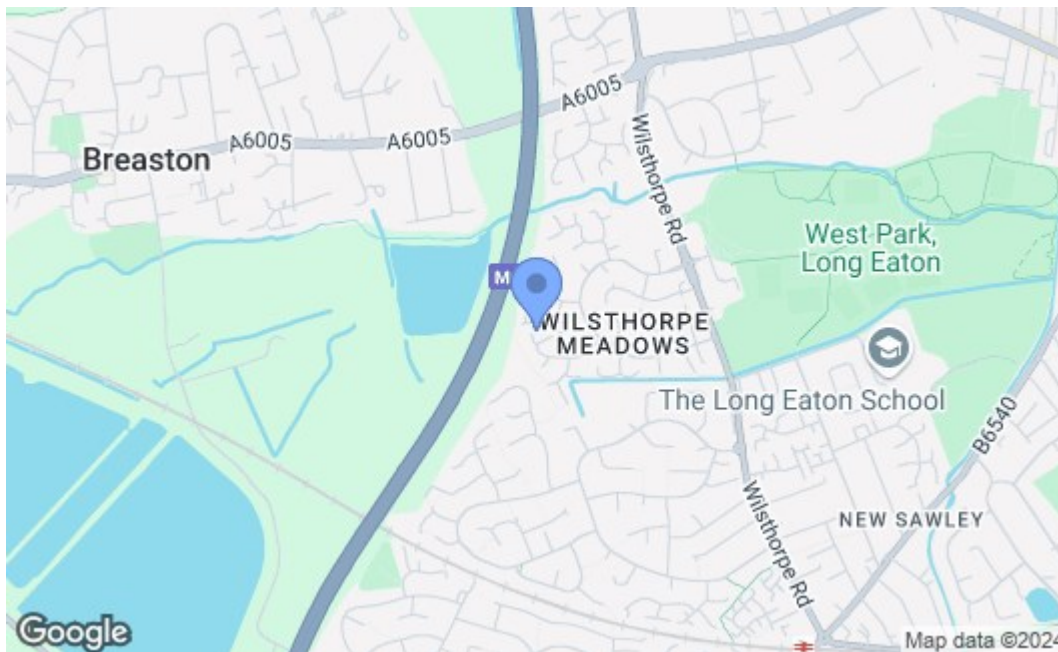
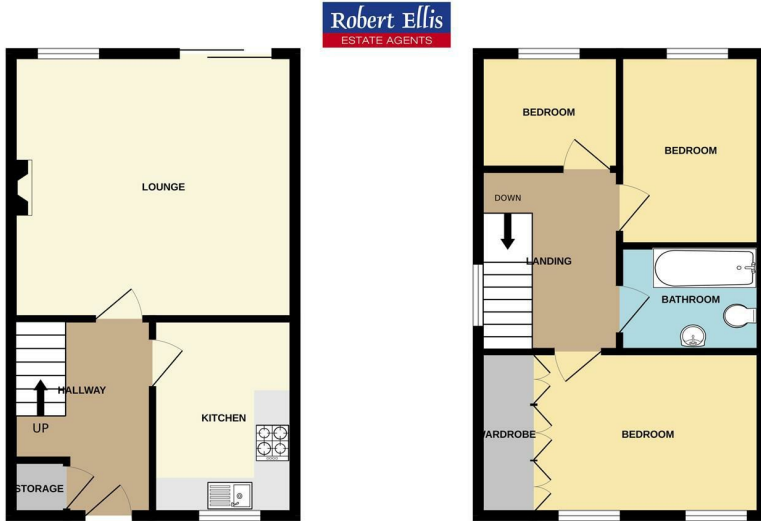
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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.