



Pennyfields Boulevard,  
Long Eaton, Nottingham  
NG10 3QJ

**£500,000 Freehold**



THIS IS A DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS A DOUBLE ADJOINING GARAGE AND A BEAUTIFUL, PRIVATE LANDSCAPED GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this spacious, four double bedroom detached home which is situated in this most sought after location on the outskirts of Long Eaton. For the size and layout of the accommodation and privacy of the large, southerly facing garden at the rear to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property was originally built by Westerman Homes and is constructed of brick with render to the front elevation under a pitched tiled roof. The house derives all the benefits from having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, a through lounge which has a feature log burning stove which will remain at the property when it is sold and French doors leading to the large conservatory which provides a further seating area and connects to the private rear garden. There is a separate dining room and the well fitted kitchen which has white Shaker style units, Belfast sink and granite and wooden work surface areas. To the first floor the landing leads to the four double bedrooms, with the main bedroom having an en-suite shower room and the family bathroom, which as with the en-suite, has been re-fitted over recent years and has a shower over the bath. Outside there is the double garage positioned to the right of the house and this has parking to the front with there being a slabbed pathway leading to the front door having lawns to either side with central circular beds. There is access down the left hand side of the property to the rear where the garden has been landscaped and designed and includes several places to sit and enjoy outside living, there is a summerhouse which will remain at the property when it is sold and fencing to the boundaries.

The property is within easy reach of the excellent local schools which include the Wilsthorpe Academy and Trent College, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, the centre of Long Eaton is a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an outside light leading through a stylish composite front door with two inset etched double glazed panels leading to:

## Reception Hall

The hall has panelling to the lower parts of the walls, laminate flooring, stairs with cupboard under and a balustrade leading to the first floor, radiator, cornice to the wall and ceiling, oak panelled doors with inset glazed panels leading to the dining room, kitchen and lounge and an oak panelled door leading to:

## Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with tiled splashback, radiator, wall mounted electric consumer unit and an opaque double glazed window.

## Lounge/Sitting Room

19' x 11' approx (5.79m x 3.35m approx)

This main reception room has a double glazed window with a fitted blind to the front, 4.5kw log burning stove set in a feature Adam style fireplace with a granite hearth, dado rail to the walls, two radiators, two TV points, laminate flooring and double glazed, double opening French doors leading into the conservatory.

## Conservatory/Garden Room

12'8 x 12' approx (3.86m x 3.66m approx)

The large conservatory provides a further sitting area for the property and with a solid tiled roof has double glazed, double opening French doors leading out to the patio at the rear of the house, double glazed windows with fitted blinds to three sides, laminate flooring and two wall lights.

## Dining Room

9' x 9' approx (2.74m x 2.74m approx)

The dining room has a double glazed window with a blind to the front, panelling to the lower parts of the walls, cornice to the wall and ceiling, engineered wood flooring and a radiator.

## Kitchen

14' x 9' approx (4.27m x 2.74m approx)

The exclusively fitted kitchen has Shaker style grey and cream units and includes a Belfast sink with a mixer tap set in a granite work surface with wood grain effect work surfaces to either side having cupboards and a wine rack, drawers and an integrated dishwasher below, L shaped work surface which includes a breakfast bar/seating area with housing for a washing machine below and seating for two people to one side, housing for a cooking Range with drawers either side where the Range is positioned with a further wine rack to one side, cupboards with drawers to either side above the work surface with a mantle over and there is an extractor hood over the cooking area, display cabinets, wall cupboards and shelving, housing for an American style fridge/freezer with a cupboard over, upright double pantry/storage cupboard with power point for a microwave oven, tiled flooring, radiator, recessed lighting to the ceiling, double glazed window with a blind to the rear, wooden stable style door with inset glazed panel to the top section leading out to the rear garden and panelling to the walls by the work surface areas.

## First Floor Landing

Hatch to the loft, radiator and a Baxi boiler housed in a built-in airing/storage cupboard.

## Bedroom 1

12'10 x 9' plus wardrobes approx (3.91m x 2.74m plus wardrobes approx)

The main bedroom has a double glazed window with fitted shutters to the front, two double built-in wardrobes and a double built-in cupboard over the bulk head for the stairs, radiator, laminate flooring, dado rail to the walls, TV point and door with inset glazed panels leading to:

## En-suite Shower Room

The re-fitted en-suite has a large walk-in corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a curved glazed door and protective screens, low flush w.c. and a hand basin with mixer tap, two drawers under and a mirror with lighting to the wall above, radiator, recessed lighting to the ceiling, extractor fan and a double glazed window with fitted shutters.

## Bedroom 2

11' x 8' approx (3.35m x 2.44m approx)

Double glazed window with fitted shutters to the front, laminate flooring, panelling to one wall by the bed position, double built-in wardrobe/cupboard over the bulkhead of the stairs and a TV point.

## Bedroom 3

12' x 6' approx (3.66m x 1.83m approx)

Double glazed window to the rear, laminate flooring, radiator and panelling to one wall by the bed position.

## Bedroom 4

10' x 8' approx (3.05m x 2.44m approx)

Double glazed window to the rear and a radiator.

## Bathroom

6'11" x 5'10" (2.11 x 1.80)

The main bathroom has been recently re-fitted with a white suite including a panelled bath with a mixer tap and a mains flow shower over which has a rainwater shower head and a hand held shower, tiling to three walls with a recess to the wall at the end of the bath and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap, two drawers under and a mirror with a light to the wall above, half tiled walls, ladder towel radiator and an opaque double glazed window.

## Outside

At the front of the property there is a slabbed path leading from the pavement to the front door with paths extending across the front of the house, lawns either side of the path with central circular beds, there is a gate to the left of the house providing access to the rear garden with a double width drive in front of the adjoining garage.

At the rear there is a slabbed patio next to the conservatory with a slate chipped bed to the side and a path leads around the conservatory to the rear door of the garage where there is a pebbled area, lawn with pebbled seating areas to either side and a path leads to the summerhouse which has decking in front, there is a raised bed and a patio/seating area with a pergola over at the bottom of the garden. The garden is kept private by having fencing to the boundaries, there is an outside power point, external lighting and an outside water supply provided. To the left hand side of the house the path leads to a gate which provides access to the front and there is a bin storage area next to the property.

## Double Garage

18'2" x 16'6" (5.54 x 5.04)

Single opening up and over door to the front, personal access door to the rear into the garden, power, lighting points, the use of the roof space for storage along the rafters.

## Directions

Proceed out of Long Eaton along Derby Road and at the roundabout turn left and proceed in the direction of West Park. At the mini roundabout turn right onto Pennyfields Boulevard. As the road bends to the left the property can be found on the left hand side.

## Council Tax

Erewash Borough Council Band E.

## Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating

Septic Tank – No

Broadband – Available - Sky Fibre

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

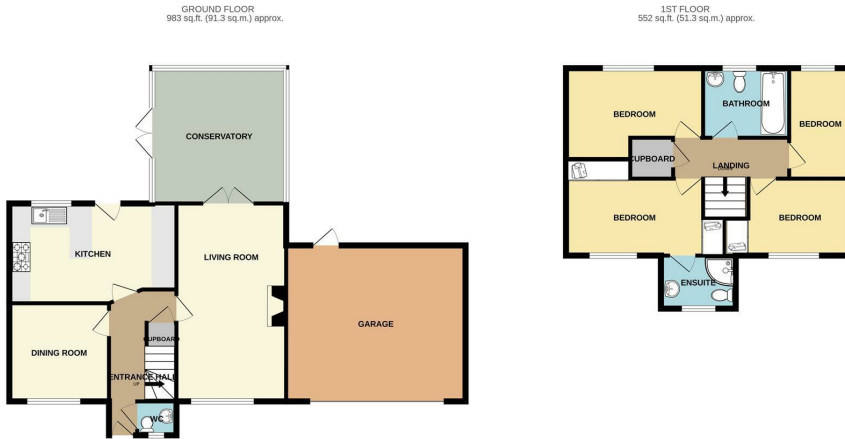
Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		70	
(69-80) C			
(55-68) D			
(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.