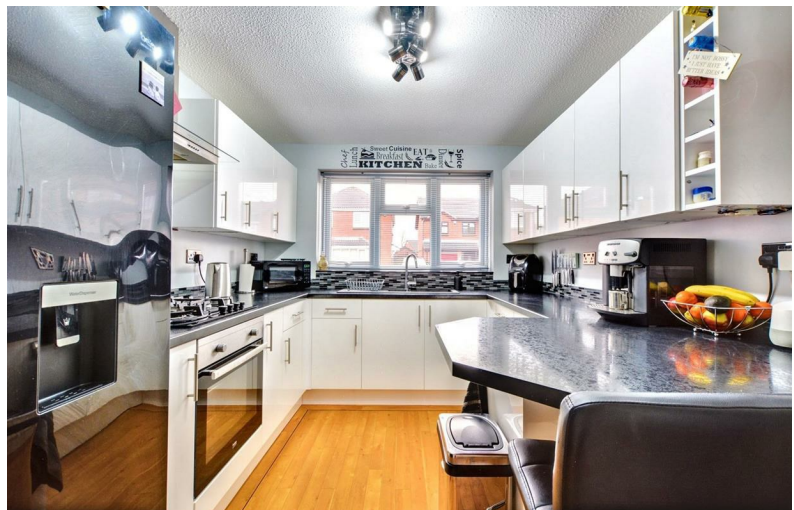


# Robert Ellis

*look no further...*



Fulwood Drive,  
Long Eaton, Nottingham  
NG10 3RF

**Offers Invited**  
**£390,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, A GARAGE AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this fantastic example of a four bedroom detached house, perfect for a wide range of buyers. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property is being sold with the added benefit of no onward chain and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a built in storage cupboard, kitchen with integrated cooking appliances, a separate utility room, downstairs WC, open plan lounge/diner and conservatory. To the first floor, the landing leads to a three piece family bathroom suite and four generously sized bedrooms with the master benefitting from an en-suite shower room. To the exterior, the property benefits ample off street parking for several vehicles via a resin driveway with access into the garage through an electric roller door. To the rear there is an enclosed garden with a patio area, turf and mature flower beds with CCTV coverage of the front and rear externals.

Located in the popular residential area of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.





### Entrance Hallway

uPVC double glazed front door, karndean flooring, built in storage cupboard, radiator, textured ceiling, ceiling light.

### Kitchen

11'5 x 8'2 (3.48m x 2.49m)

uPVC double glazed window overlooking the front, karndean flooring, wall and base units with work surfaces over, breakfast bar overhang, inset sink and drainer, space for fridge/freezer, integrated electric oven with gas hob and overhead extractor fan, textured ceiling, ceiling light.

### Utility Room

9'0 x 6'0 x 5'4 (2.74m x 1.83m x 1.63m)

uPVC double glazed door leading to the side, karndean flooring, aluminium sink with draining board, space for washing machine, space for dishwasher, textured ceiling, ceiling light.

### Downstairs WC

5'3 x 2'1 (1.60m x 0.64m)

Vinyl flooring, WC, top mounted sink, painted plaster ceiling, ceiling light.

### Lounge/Diner

10'7 x 23'4 (3.23m x 7.11m)

uPVC double glazed window overlooking the rear with uPVC double glazed sliding doors leading to the conservatory, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Conservatory

8'5 x 13'9 (2.57m x 4.19m)

uPVC double glazed windows and doors overlooking and leading to the garden, laminate flooring, wall lights.

### First Floor Landing

uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'7 x 11'6 (3.23m x 3.51m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, textured ceiling, ceiling light.

### En-Suite

3'3 x 8'1 (0.99m x 2.46m)

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, radiator, single enclosed shower unit, top mounted sink, textured ceiling, ceiling light.

### Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, textured ceiling, ceiling light.

### Bedroom Three

7'6 x 14'1 (2.29m x 4.29m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Four

8'3 x 7'2 (2.51m x 2.18m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, textured ceiling, ceiling light.

### Family Bathroom

5'8 x 8'4 (1.73m x 2.54m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, top mounted sink, bath with mixer tap and shower over the bath, textured ceiling, spotlights.

### Outside

To the front of the property there is ample off street parking via a resin driveway with access into the garage through an electric roller door. To the rear there is an enclosed garden with patio, turf and mature flower beds with CCTV coverage of the front and rear of the property.

### Directions

Proceed out of Long Eaton along Derby Road, take the left turning at the traffic island into Wilsthorpe Road. Turn right at the mini island, adjacent to West Park Leisure Centre into Pennyfields Boulevard and continue for some distance, taking a turning on the right hand side into Fulwood Drive and the property can be found on the right.  
8393RS

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VRIGIN

Broadband Speed -

Standard 8 mbps

Superfast 35 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

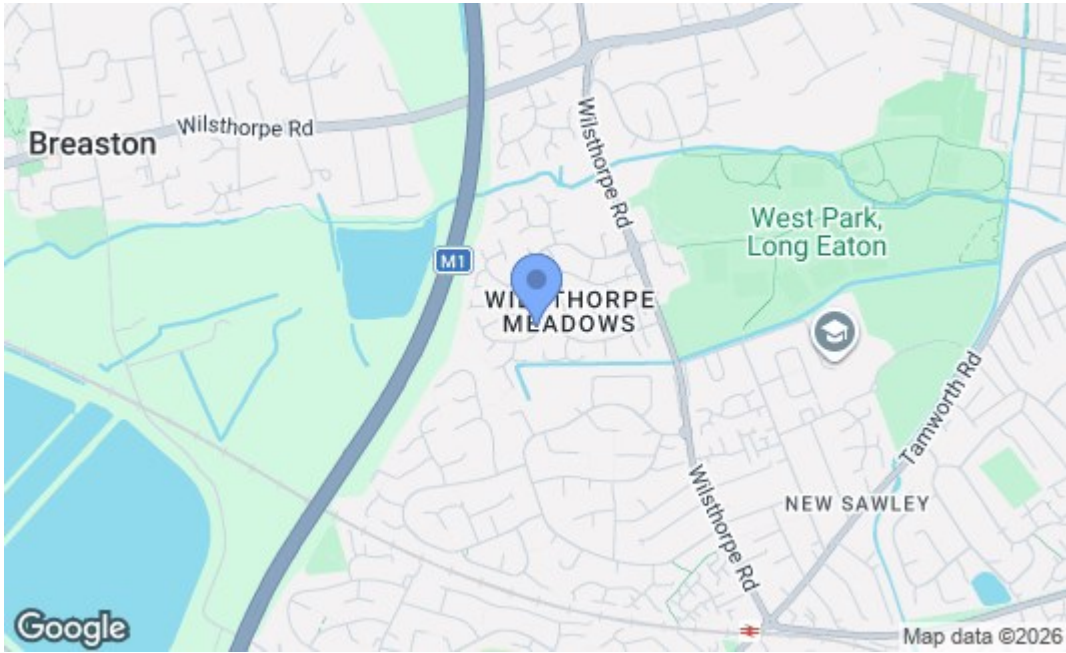
Flood Defenses – No

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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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 <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 |         |           |
| 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.