

Fulwood Drive,  
Long Eaton, Nottingham  
NG10 3RF

**Price Guide £315-325,000**  
**Freehold**

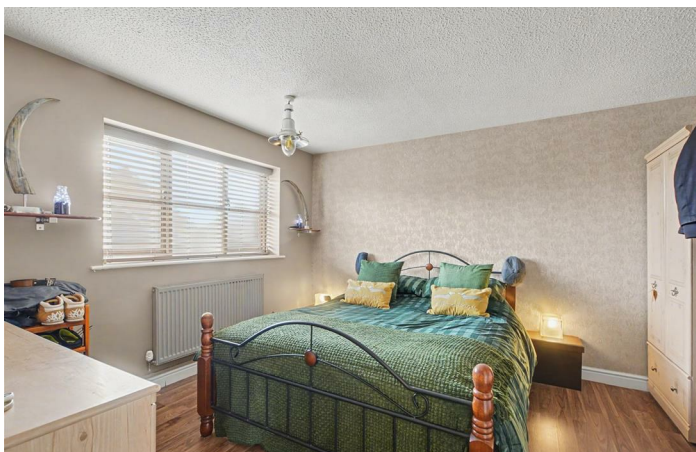


THIS IS A THREE BEDROOM DETACHED HOME SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being positioned on Fulwood Drive which is a quiet cul-de-sac on the edge of the Pennyfields development, this three bedroom detached property provides a lovely home which will suit a whole range of buyers and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property also has a large garden room/man cave located at the bottom of the garden which provides an additional feature for the property which we are sure will appeal to people who might be in search of a property in this well regarded area of Long Eaton. The property is also well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was originally constructed by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and double glazing, the accommodation includes a reception hall with a ground floor w.c. off and stairs leading to the first floor, the through lounge includes a dining area, has a feature fireplace in the sitting area and patio doors leading out to the rear garden, the kitchen has been re-fitted over recent years with sage green coloured Shaker style units and has integrated appliances. To the first floor the landing leads to the three bedrooms and bathroom which has a three piece suite with a shower over the bath position. Outside there is a lawned garden at the front and a drive, providing off road parking for several vehicles, runs down the right hand side of the house with double gates next to the property, an EV charging point and a sliding screen leading through to the rear garden where there is decking to the immediate rear of the house with steps leading onto a path with lawns to either side taking you to the large garden room/man cave at the bottom of the garden this outside room provides an additional feature to the property with there being a fitted bar, seating area, ambient lighting and provides a lovely recreational facility for the house and next to the garden room there is a storage shed.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Tesco Express within walking distance and excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields 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 wood panelled door with inset arched glazed panel to:

## Reception Hall

Stairs with balustrade and built-in cupboard and dog bed with sliding slatted gate, double glazed window to the side and a radiator.

## Ground Floor w.c.

Having a white low flush w.c. and a hand basin with a tiled splashback, radiator, opaque double glazed window with a blind.

## Lounge/Dining Room

23'6 x 10'9 to 9' approx (7.16m x 3.28m to 2.74m approx)

Double glazed window with a blind to the front, feature coal effect gas fire (recently serviced) set in an Adam style surround with an inset and hearth, patio doors leading out to the rear garden, laminate flooring, two radiators and a dado rail to the walls.

## Breakfast Kitchen

The kitchen is fitted with sage green coloured Shaker style units and includes a 1 1/2 bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to two walls and has an integrated automatic washing machine, a dishwasher, cupboards, oven and drawers below, fitted matching breakfast bar/eating area, matching eye level wall cupboards and a hood over the cooking area, space for an upright fridge/freezer, tiling to the walls by the work surface areas, double glazed window with a blind to the rear, half opaque double glazed door leading out to the side, radiator and a wall mounted electric consumer unit.

## First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, hatch to the loft, shelved airing/storage cupboard with a radiator and panelled wooden doors to:

## Bedroom 1

12'9 to 10'1 x 11'1 approx (3.89m to 3.07m x 3.38m approx)

Double glazed window with a blind to the front, radiator, laminate flooring and recess for wardrobes.

## Bedroom 2

11'2 to 9'2 x 10'3 approx (3.40m to 2.79m x 3.12m approx)

Double glazed window with a blind to the rear, radiator, laminate flooring and a range of wardrobes with a fitted desk to one side.

## Bedroom 3

8'7 x 6'10 approx (2.62m x 2.08m approx)

Double glazed window with a blind to the rear, laminate flooring and a radiator.

## Bathroom

The bathroom has a panelled bath with chrome hand rails and a mixer tap/shower, tiling to three walls, pedestal wash hand basin, low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window with a blind, X-pelair fan, radiator with a rail over, mirror with a light to one wall and two wall cabinets.

## Outside

At the front of the property there is a lawn with a fence to the left and front boundaries and a drive leads to double gates on the right hand side. The drive provides off road parking for several vehicles and extends down the side of the property where there is a further retractable screen to provide privacy in the rear garden. The drive at the side of the house provides a bin storage area and there is an electric charging point on the side wall of the house.

At the rear there is a decked area with an Indian sandstone path leading to the garden room at the bottom of the garden and this has lawns to either side, there is a slate chipped bed with a water feature, a retractable canopy at the rear of the house, external power points, an outside tap and the garden is kept private by having fencing to the boundaries.

## Garden Room/Man Cave with Adjoining Shed

19'4 x 9'2 approx (5.89m x 2.79m approx)

The garden room and shed is positioned at the bottom of the garden and this will remain at the property when it is sold. The building is constructed of wood under a tiled roof and the main room provides a man cave/outdoor living area with there being a shed/storage facility on the left hand side.

Being entered through a pair of doors with inset glazed panels, there are windows to the front and right hand side of the garden room, the inside is insulated and boarded to the walls and ceiling, there is outside lighting on the front of the cabin, a fitted bar with hatch and shelving under, there is a fitted bench to the side of the bar which also provides a storage facility, to the left hand side there is an internal door to the shed, LED lighting and two strip lights and several power points in the man cave/garden room area.

## Shed

9'2 x 3'9 approx (2.79m x 1.14m approx)

The shed has a door with an inset glazed panel and a window to the side, there is an electric consumer unit and a light and power points are provided in the shed.

## 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, follow the road around and the property can be found on the left hand side.  
9107MP

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

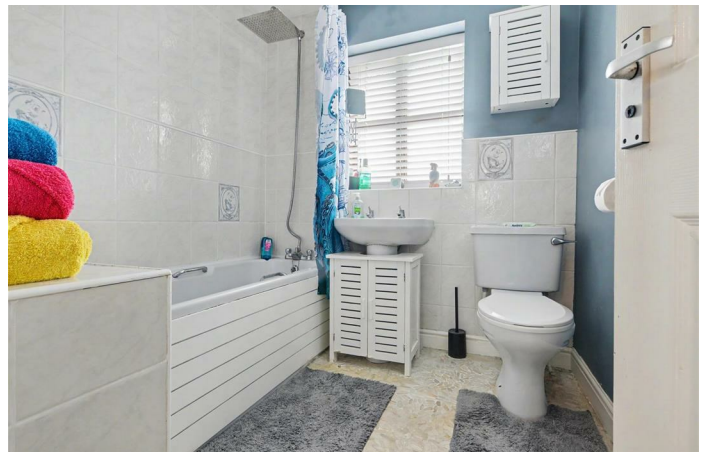
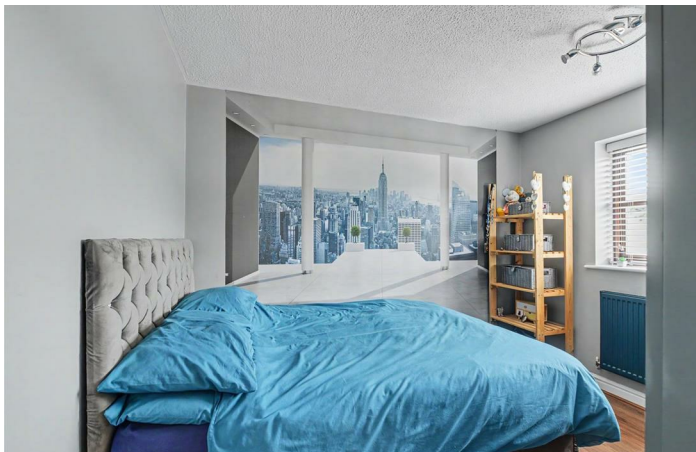
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

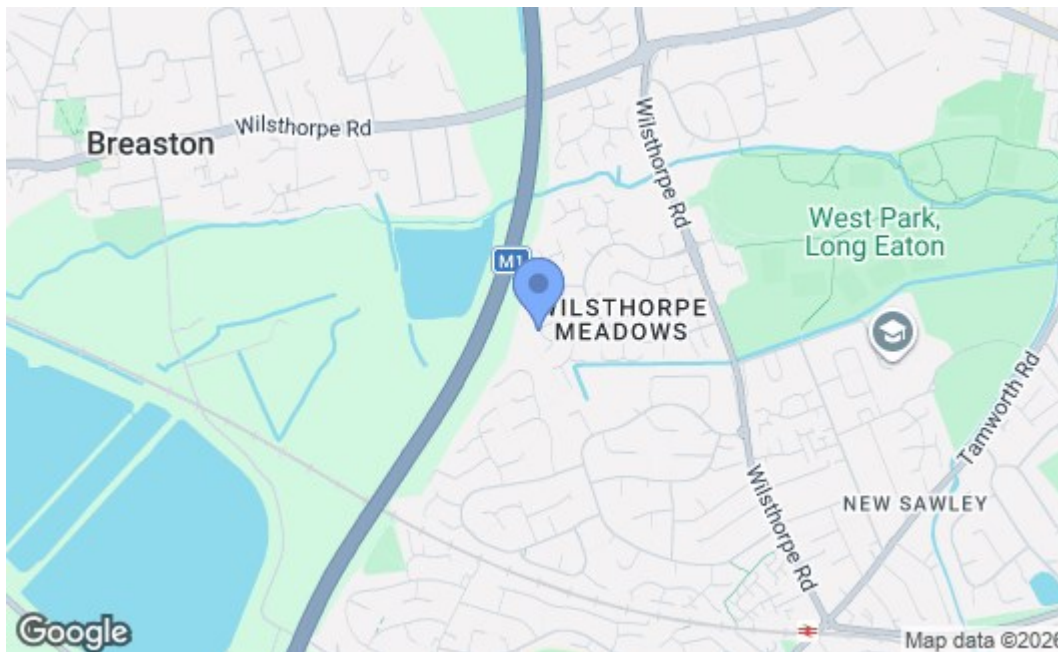




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(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.