



Fulwood Drive,  
Long Eaton, Nottingham  
NG10 3RF

**£145,000 Freehold**



A FANTASTIC ONE BEDROOM HOME ON POPULAR PENNYFIELDS BEING SOLD WITH NO UPWARD CHAIN.

Situated in the ever-popular Pennyfields area of Long Eaton, this one-bedroom quad house offers a superb opportunity for first-time buyers or investors alike. The property provides a great base for a new owner, featuring a bay-fronted lounge and a separate kitchen to the ground floor. To the first floor, there is a well-proportioned bedroom complete with an in-built wardrobe, along with a bathroom. Externally, the home benefits from off-road parking for two vehicles and an enclosed garden with a lawn and shed—ideal for relaxing or additional storage. Offered for sale with no upward chain, this property also benefits from electric heating and is ready for its next chapter. An early viewing is highly recommended to appreciate the potential on offer.

The property is entered via a side gate from the parking area, providing access into the garden with a pathway leading to the front door. A porch opens into the lounge diner, with a door leading through to the fully fitted kitchen, offering an excellent opportunity for a new owner to make their own mark. To the first floor, the landing leads to a bathroom with a shower over, and a spacious double bedroom benefiting from in-built wardrobes.

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.



### Porch

UPVC double glazed door to the front, ceiling light, leading to:

### Lounge/Diner

13'7 x 11'1 approx (4.14m x 3.38m approx)

Wooden door to the porch and wooden double glazed box bay window, laminate flooring, ceiling light, electric storage heater, TV and internet points, stairs to the first floor and door to:

### Kitchen

6'3 x 10'2 approx (1.91m x 3.10m approx)

Wooden double glazed window to the side, laminate flooring, ceiling light, electric wall heater, fuse board and a large walk-in understairs storage cupboard with lighting, could be used as a pantry.

The kitchen consists of grey wall, drawer and base units to two walls with matching laminate rolled edge worktop with splash-back tiling with inset stainless steel sink and drainer, four ring electric hob, integral oven, space for washing machine and space for fridge freezer.

### First Floor Landing

5'9 x 6'4 approx (1.75m x 1.93m approx)

Carpeted flooring, ceiling light, electric storage heater, storage cupboard and doors to:

### Bedroom

10'5 x 11'4 to wardrobes approx (3.18m x 3.45m to wardrobes approx)

Wooden double glazed window, carpeted flooring, ceiling light, electric storage heater and built-in wardrobes.

### Bathroom

6'3 x 8'1 approx (1.91m x 2.46m approx)

Wooden double glazed window to the side, laminate flooring, ceiling light, extractor fan, low flush w.c., pedestal wash hand basin, panelled bath with electric shower over.

### Outside

As you enter the gate there is a fully enclosed garden with a lawn, patio areas, shrubs and bushes and a wooden storage shed. There is off-street parking for two vehicles.

### 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 is located towards the end of the cul de sac.

9206JG

### Agents Notes

There are AI photos on this property.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 31mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

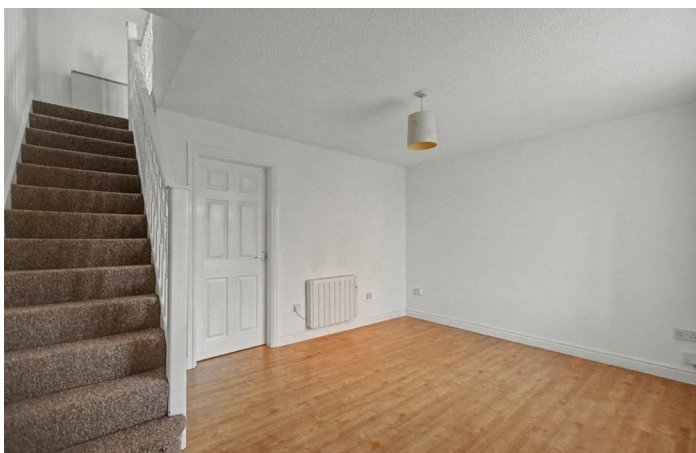
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

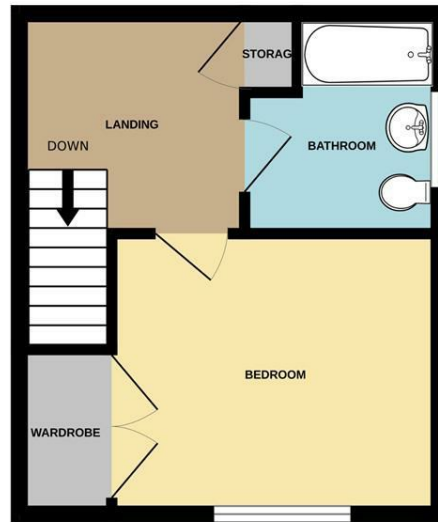
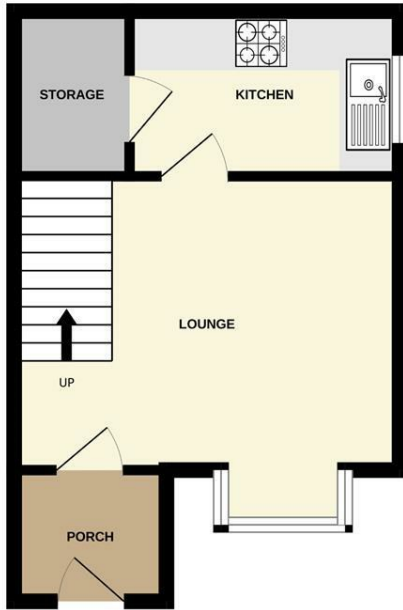
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.