

Cranfleet Way,  
Long Eaton, Nottingham  
NG10 3RJ

**£395,000 Freehold**



#### STUNNING FOUR BEDROOM DETACHED FAMILY HOME ON SOUGHT-AFTER PENNYFIELDS ESTATE WITH NO UPWARD CHAIN

Situated on the highly desirable Cranfleet Way within the ever-popular Pennyfields Estate in Long Eaton, this beautifully modernised four bedroom detached property offers spacious and versatile accommodation throughout and is being offered to the market with no upward chain. Having been tastefully updated by the current owners, the property boasts three generous reception rooms, ideal for growing families, home working or entertaining, alongside a stunning modern kitchen diner finished to a high standard. The spacious layout continues upstairs with four well-proportioned bedrooms and contemporary family bathroom facilities. Externally, the property benefits from a double garage, ample driveway parking and attractive gardens, making this an ideal long-term family home in a prime residential location close to excellent schools, transport links and local amenities. An internal viewing is highly recommended to fully appreciate the size, quality and location of this exceptional home.

The property is positioned on a private driveway serving just three individual homes and benefits from a detached brick built double garage together with generous off road parking. The well presented accommodation derives the benefits of gas central heating and double glazing throughout and in brief comprises an enclosed porch, reception hallway, ground floor w.c., spacious lounge opening through to the dining room, conservatory, modern dining kitchen and separate utility room. To the first floor, the landing provides access to four well proportioned double bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room. Outside, the property enjoys a lovely enclosed rear garden laid mainly to lawn with established shrubs and mature trees, creating an ideal space for relaxing and entertaining.

The property is situated a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are state and independent schools for all ages, health care and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M11, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



### Porch

2'6" x 4'9" approx (0.76m x 1.45m approx)

Double glazed door to the front with inset glazed panels and windows surrounding, tiled floor, door to:

### Entrance Hall

12'2" x 9'7" approx (3.71m x 2.92m approx)

Wooden panelled door to the front with inset obscure glazed panels and windows either side, grey laminate flooring, ceiling light, radiator in a housing, dado rail, cornice to the wall and ceiling, cloaks cupboard, stairs to the first floor and doors to:

### Cloaks/w.c.

5'6" x 4' approx (1.68m x 1.22m approx)

Double glazed window to the front, tiled floor, half tiled walls, ceiling light, extractor fan, double radiator, low flush w.c., pedestal wash hand basin with a waterfall mixer tap and the electric consumer unit.

### Lounge

11'9" x 18'2" approx (3.58m x 5.54m approx)

Double glazed bay window to the front, grey carpeted flooring, double radiator, ceiling light, TV and telephone points, dado rail, cornice to the wall and ceiling, double doors to the dining room, stone fireplace surround with an inset gas fire and hearth.

### Dining Room

11'8" x 10'6" approx (3.56m x 3.20m approx)

Double glazed sliding doors into the conservatory, solid wood flooring, radiator in a housing, ceiling rose and light, picture rail.

### Conservatory

12'8" x 13'11" approx (3.86m x 4.24m approx)

Double glazed window surrounding, vinyl flooring, two ceiling fan lights, vaulted ceiling and doors to the rear garden.

### Kitchen Diner

15'9" x 11'3" approx (4.80m x 3.43m approx)

Two double glazed windows overlooking the rear garden, grey laminate flooring, radiator in a housing, two ceiling lights, cream Shaker style wall, drawer and base units to two walls with a laminate work surface over and splashbacks, integral oven, four ring gas hob with extractor above and acrylic splashback, black composite 1½ bowl sink and drainer with pre-was mixer tap, under-counter fridge, large LG American style fridge freezer and a dishwasher. Door to:

### Utility Room

11'3" x 8'10" approx (3.43m x 2.69m approx)

Double glazed door with inset glazed panel and windows to the rear, grey laminate flooring, ceiling light, cream Shaker base units with laminate work surfaces over, tiled splashbacks, stainless steel sink and drainer with swan neck mixer tap, washing machine and space for a tumble dryer.

### First Floor Landing

9'5" x 9'6" approx (2.87m x 2.90m approx)

Ceiling light, grey carpeted flooring, loft access hatch, double radiator, airing cupboard housing the Vaillant combi boiler and doors to:

### Bedroom 1

15'1" x 13'6" approx (4.60m x 4.11m approx)

Double glazed window to the front, wooden flooring, radiator, telephone point, fitted wardrobes to one wall and door to:

### En-Suite

6'7" x 5'9" approx (2.01m x 1.75m approx)

Velux window, tiled flooring and half tiled walls, low flush w.c., ceiling light, chrome towel radiator, single shower cubicle, vanity wash hand basin.

### Bedroom 2

13'2" x 12'11" approx (4.01m x 3.94m approx)

Double glazed window to the rear, wooden flooring, radiator and ceiling light.

### Bedroom 3

13' x 10'2" approx (3.96m x 3.10m approx)

Double glazed window to the front, wooden flooring, radiator, ceiling light, TV point and sliding mirror wardrobes.

### Bedroom 4

14'1" x 9' approx (4.29m x 2.74m approx)

Double glazed window to the rear, wooden flooring, radiator, ceiling light, telephone point and floating shelves.

### Bathroom

9'6" x 6'11" approx (2.90m x 2.11m approx)

Obscure double glazed window to the rear, chrome heated towel radiator, low flush w.c., pedestal wash hand basin with mixer tap, half tiled walls, panelled bath.

### Outside

There is a block paved driveway to the front leading to the detached double garage, pebbled borders and a brick wall to the front boundary.

To the rear there is an established garden with lawn, trees and shrubs and fencing to the boundaries.

### Double Garage

19'2" x 9'9" approx (5.84m x 2.97m approx)

With two metal up and over doors to the front, with power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Proceed over the mini island and turn right into Cranfleet Way and the property can be found on the right hand side. 9324JG

### 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, Virgin

Broadband Speed - Standard 8mbps Superfast 46mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

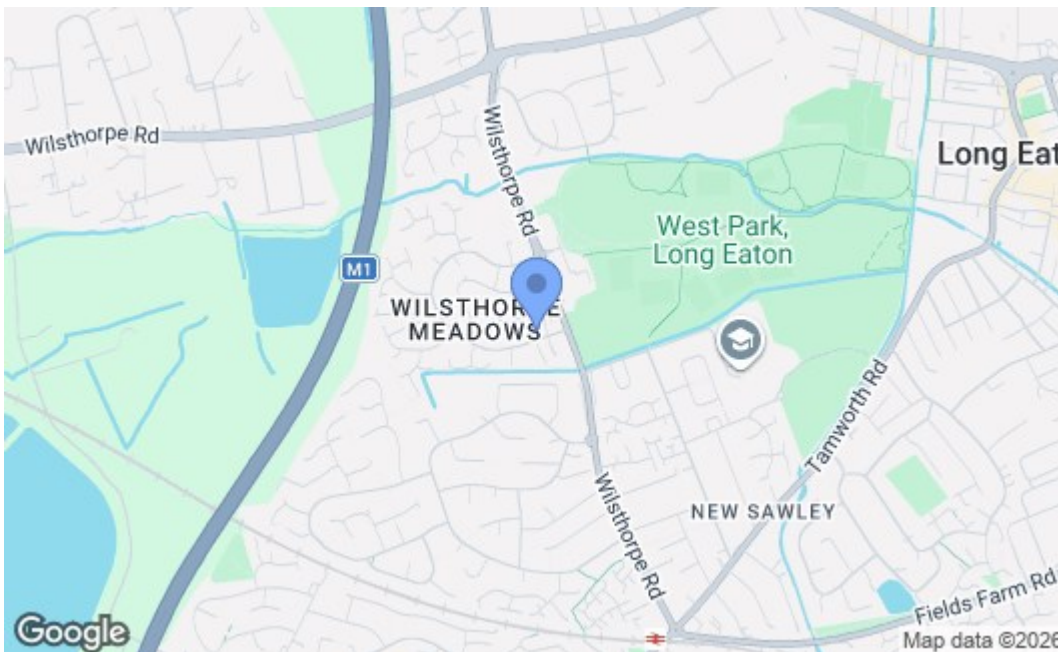
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(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.