



Pennyfields Boulevard,
Long Eaton, Nottingham
NG10 3QJ

£339,950 Freehold



THIS IS A THREE BEDROOM DETACHED PROPERTY ORIGINALLY BUILT BY DAVID WILSON HOMES, WHICH IS LOCATED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this three bedroom detached property which was originally built by David Wilson Homes and has an attractive appearance to the front and a very private garden to the rear, all of which we are sure will appeal to people looking for a family home in the Long Eaton area. For the size and quality of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do 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 excellent local schools and various transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. The property includes a reception hallway which leads into the main lounge/sitting room, from which there is an inner hall with stairs taking you to the first floor and a ground floor w.c. off, there are double opening glazed doors from the lounge into the separate dining room, from which there are French doors taking you into the conservatory which has doors leading out to the garden. The kitchen is well fitted with wall and base units and to the first floor the landing leads to the three bedrooms, two of which have ranges of wardrobes and the main bedroom has a recently updated shower room en-suite and there is the main family bathroom which again has been updated over recent years and now has a large walk-in shower with a mains flow shower system. Outside there is an integral garage with a remotely operated, folding insulated door, there is block paved parking at the front for three vehicles, a gate leads to a path running down the left hand side where there is a bin storage area and a second gate leading to the rear garden where there is decked seating areas, lawn with slabbed areas to the sides, slate chipped beds, there is a shed (10' x 8') which will remain at the property when it is sold and there is a wall, fencing and coniferous hedging to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent local schools within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with four inset double glazed block panels leading to:

Reception Hall

Having a radiator, cloaks hanging and engineered oak flooring which extends into:

Lounge/Sitting Room

17'9 plus bay x 11'7 approx (5.41m plus bay x 3.53m approx)

Having a double glazed, box bay window to the front, feature coal effect gas fire set in an Adam style surround with an inset and hearth, engineered oak flooring, two radiators, door to the stairs leading to the first floor and double opening Georgian glazed doors leading into:

Inner Hall

Stairs leading to the first floor and door to:

Ground Floor w.c.

This has been recently re-fitted and has a low flush w.c., hand basin with mixer tap and cupboard below, half tiled walls, chrome ladder towel radiator, tiled flooring and an extractor fan.

Dining Room

9'6 x 8'8 approx (2.90m x 2.64m approx)

Double glazed, double opening French doors leading to the conservatory and a radiator.

Conservatory

13'8 x 9'5 approx (4.17m x 2.87m approx)

Double glazed French doors with fitted blinds leading out to the private rear garden, double glazed windows with fitted blinds to the rear and side, radiator, tiled flooring, polycarbonate roof and two wall lights.

Kitchen

9'6" x 8'8" approx (2.92m x 2.66m approx)

The kitchen is fitted with wood finished units and has a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has shelving, spaces for a dishwasher and automatic washing machine, cupboards, oven and drawers below, upright pantry style cupboard, space for an upright fridge freezer, matching eye level wall cupboards with shelving to one end, Vaillant wall mounted boiler, radiator, double glazed window with a fitted blind to the rear, tiled walls to the work surface areas and three glazed shelves to one wall.

First Floor Landing

Double glazed window with a fitted blind on the half landing, the balustrade continues from the stairs onto the landing, copper lagged tank enclosed in an airing/storage cupboard, hatch to the part boarded loft which has a light, radiator and panelled doors leading to the bedrooms and bathroom.

Bedroom 1

10'7 to 9'6 x 9'7 plus wardrobes (3.23m to 2.90m x 2.92m plus wardrobes)

Double glazed window with fitted blinds to the rear, wardrobes and units to either side of the bed position with cupboards over and wardrobes extending to a second wall and a radiator.

En-Suite

The shower room has been recently re-fitted and is fully tiled with a corner shower having a mains flow shower system, tiling to two walls and a protective glazed sliding door and protective screens, low flush w.c. and a hand basin with a mixer tap, cupboard under and mirror above with ambient lighting and an electric shaver point, ladder towel radiator, tiled flooring, opaque double glazed window with a fitted blind, extractor fan and recessed lighting.

Bedroom 2

11'3 x 10'7 including wardrobes (3.43m x 3.23m including wardrobes)

Double glazed window to the front, fitted wardrobes with sliding doors, one of which has a mirrored panel providing hanging space and shelving and a radiator.

Bedroom 3

9' x 7'3 approx (2.74m x 2.21m approx)

Two double glazed windows with fitted blinds to the front and a radiator.

Shower Room

The bathroom has been changed into a shower room and is fully tiled with a large walk-in shower having a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls, one of which has two tiled recess and a glazed sliding door with protective screens, wall mounted hand basin with two drawers under and a mirror fronted cabinet above with electric shaver point and a low flush w.c., vertical vanity cupboard, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling, extractor fan and a double glazed window with a fitted blind.

Outside

At the front of the property there is a block paved driveway which provides off road parking for up to three vehicles, there is a hedge to the right hand side and front and a brick wall to the left with a gate providing access to a path which takes you to the rear garden.

The rear garden is a particularly important feature of this lovely home with a decked area at the side of the conservatory, a lawn with slabbed pathways around the edges, there are slate chipped beds, a further decked area to the bottom right hand corner, a large shed (10' x 8') which will remain at the property when it is sold and an outside light and an external water supply are provided. There is a gate at the side which provides access to the path which takes you to the front here there is a bin storage area area at the side of the house and the garden is kept private by having a wall, fencing and coniferous hedging to the boundaries.

Garage

16'5 x 8'3 approx (5.00m x 2.51m approx)

The integral garage has a folding insulated entrance door which is remotely operated, there is power and lighting and an electric consumer unit is positioned in the garage.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard and the property can be found on the right hand side.

7979AMMP

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 12mbps Superfast 71mbps Ultrafast 1000 mbps

Phone Signal – 02, EE, Vodafone

Sewage – Mains supply

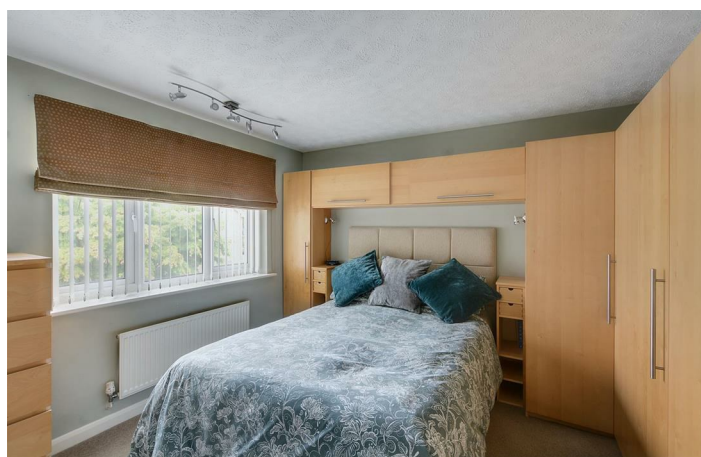
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



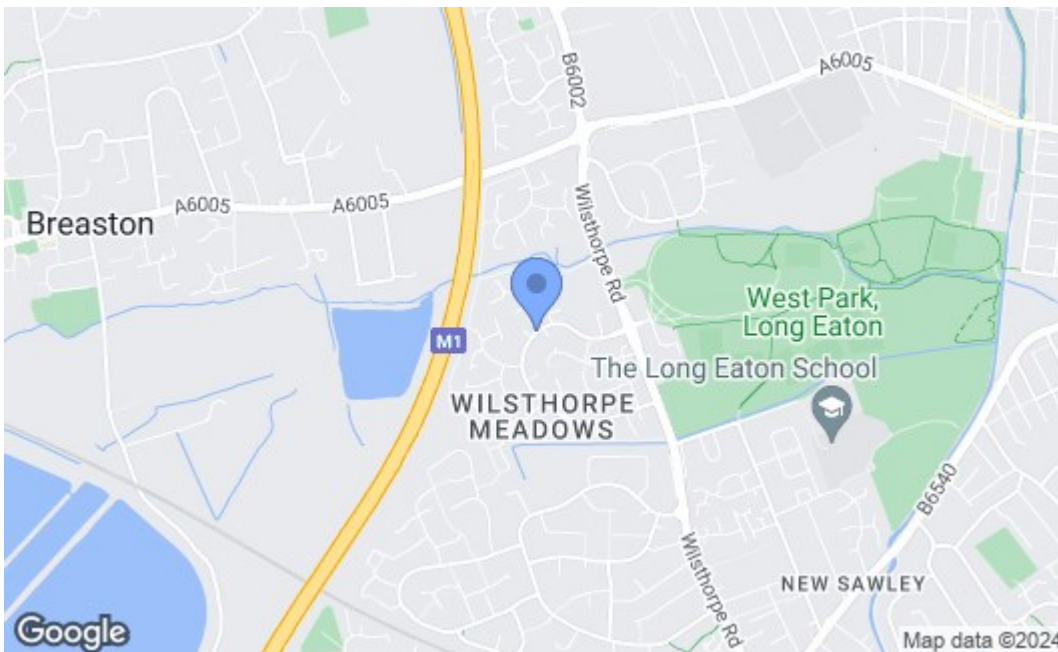
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 for any prospective purchase. 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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