



**Pennyfields Boulevard  
Long Eaton, Nottingham NG10 3QJ**

**£550,000 Freehold**

A 2004 WESTERMAN HOMES  
CONSTRUCTED DOUBLE FRONTED FOUR  
BEDROOM TWO BATHROOM THREE  
TOILET DETACHED FAMILY HOUSE.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION "THE BEAULIEU" WESTERMAN HOMES DOUBLE FRONTED FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITTING ON A GENEROUS, WIDE PLOT WITH THE BENEFIT OF AMPLE OFF-STREET PARKING AND DOUBLE GARAGE.

The accommodation as a whole comprises entrance hall, ground floor WC, living room, dining room, conservatory and kitchen to the ground floor. The first floor landing then provides access to four bedrooms, en-suite to the principal bedroom and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, attached double garage and generous enclosed garden space to the rear.

The property is situated in this highly regarded residential location within close proximity of excellent private and public schooling, excellent transport links to and from the surrounding areas, such as the A52 for Nottingham/Derby and Junction 25 of the M1 motorway, as well as being a short distance away from the shops, services and amenities in Long Eaton centre.

There is also easy access to ample outdoor space, notably West Park and the Leisure Centre, which is situated only a short distance away from the property.

We believe the property would make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE HALL

17'3" x 6'3" (5.26 x 1.92)

Composite and high quality entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, alarm control panel, telephone/router points, useful downstairs storage cupboard, part panelling to dado height, radiator, laminate flooring, decorative coving. Doors to the living room, dining room and kitchen. Further door to the ground floor WC.

## WC

4'8" x 4'1" (1.43 x 1.26)

Comprising a white two piece suite which has a low flush WC and wash hand basin with tiled splashback. Double glazed window to the front (with fitted roller blind), radiator, wall mounted electrical consumer unit.

## DINING ROOM

9'6" x 8'9" (2.91 x 2.68)

Double glazed window to the front (with fitted blinds), radiator, part panelling to dado height, decorative ceiling rose, coving, wooden flooring.

## KITCHEN

14'5" x 9'8" (4.40 x 2.97)

Equipped with a matching range of fitted base and wall storage cupboards with laminate style roll top work surfaces incorporating Belfast sink unit with granite surround, inset draining board with central swan neck mixer tap. Integrated dishwasher, display plate rack, glass fronted crockery cupboards, Range cooker with double oven and five ring gas burners with extractor fan over, spotlights, display shelving, double glazing window to the rear (with fitted blinds), space for plumbed in American style fridge/freezer, radiator, tiled floor, overhanging matching counter top breakfast bar, split stable style exit door to the rear garden.

## LIVING ROOM

19'3" x 11'3" (5.88 x 3.44)

Double glazed window to the front (with fitted blinds), two radiators, laminate flooring, media points, coving, two decorative ceiling roses, dado rail, feature Adam-style fire surround with granite hearth, inset fireplace chamber with tile back housing an inset multi-fuel burning stove. Double opening French double glazed doors lead through to the conservatory.

## CONSERVATORY

12'11" x 12'11" (3.94 x 3.94)

Brick and double glazed construction with replaced pitched and tiled roof, laminate flooring, double glazed French doors opening out to the rear garden, wall light points.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, radiator, decorative wood spindle balustrade. Loft access point to a partially boarded and insulated loft space. Boiler cupboard housing the gas fired 'Baxi' combination boiler (for central heating and hot water purposes).

## BEDROOM ONE

12'11" x 9'1" (3.94 x 2.79)

Double glazed window to the front (with fitted window shutters), radiator, laminate flooring, fitted wardrobes, double overstairs storage cupboard. Panel and glazed door to the en-suite.

## EN-SUITE

7'3" x 5'0" (2.21 x 1.53)

Three piece suite comprising larger than average size enclosed shower cubicle with dual attachment mains shower, push flush WC, wash hand basin with mixer tap and double storage drawers beneath. Partial wall tiling, tiling to the floor, double glazed window to the front (with fitted window shutters), radiator, wall mounted LED bathroom mirror, spotlights, extractor fan.

## GUEST BEDROOM TWO

12'8" x 8'5" (3.87 x 2.58)

Double glazed window to the front (with fitted shutters), radiator, laminate flooring, part panelling to one wall, overstairs storage cupboard.

## BEDROOM THREE

11'5" x 8'8" (3.50 x 2.66)

Double glazed window to the rear overlooking the rear garden (with fitted roller blind), radiator, laminate flooring.

## BEDROOM FOUR

11'3" x 7'11" (3.45 x 2.43)

Double glazed window to the rear (with fitted roller blind), radiator.

## BATHROOM

6'11" x 5'10" (2.11 x 1.80)

Replaced in 2023. Three piece suite comprising panel bath with dual attachment mains shower over, mixer tap and glass shower screen, push flush WC, wash hand basin with mixer tap and storage drawers beneath complete the suite. Tiling to the walls, laminate flooring, spotlights, extractor fan, double glazed window to the rear (with fitted roller blind), wall mounted LED bathroom mirror, ladder towel radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing side by side off-street parking comfortably for two cars which in turn leads to the attached brick built pitched roof garage. The garden is split with a central pathway providing access to the front entrance door, with lawns to either side, planted flowerbeds, borders and decorative pebble stones housing a variety of bushes and shrubbery. Gated pedestrian access which leads to the rear garden, and an external lighting point.

## TO THE REAR

The rear garden enjoys a good degree of sunlight and is split into various sections with a good size initial paved patio seating area (ideal for entertaining) which is accessed by both the kitchen stable door and conservatory French doors. This area then leads out onto a shaped lawn with planted flower borders housing a variety of specimen bushes, shrubs, trees and plants. Decked area which leads onto a good size timber summerhouse. To the foot of the plot, there is a further paved patio seating area with decorative stone chipping covered by a timber pagoda/gazebo. The rear garden is fully enclosed by timber fencing to the boundary line and offers an external water tap, lighting point and two sets of double power sockets. Pedestrian gated access leads back to the front of the property and a further side area ideal for storage which also provides access to the garage.

## ATTACHED DOUBLE GARAGE

18'2" x 16'6" (5.54 x 5.04)

Single opening up and over door to the front, personal access door to the rear into the garden, power, lighting points, the use of the roof space for storage along the rafters.

## DIRECTIONAL NOTE

Leave Long Eaton from The Green along Derby Road heading in the direction of Breaston and Draycott. At the roundabout turn left and proceed in the direction of West Park then take third exit right turn at the mini roundabout onto Pennyfields Boulevard. As the road bends to the left the property can be found on the left hand side.

## COUNCIL TAX

Erewash Borough Council Band E.

## Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating

Septic Tank – No

Broadband – Available - Sky Fibre

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

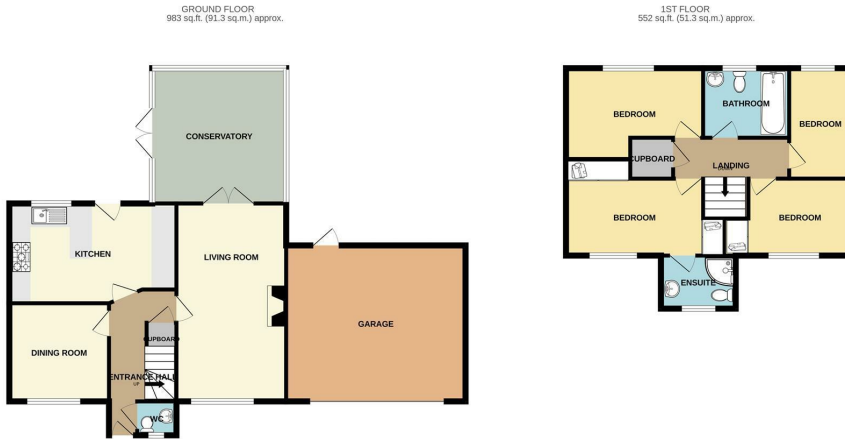
Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1535 sq.ft. (142.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 by any prospective purchaser. 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) <b>A</b>			82
(81-91) <b>B</b>		70	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.