



Penmoor Close,  
Long Eaton, Nottingham  
NG10 3RH

**£375,000 Freehold**





BEING SITUATED ON THIS POPULAR ROAD WITHIN THE SOUGHT AFTER PENNYFIELDS DEVELOPMENT WHICH IS ON THE OUTSKIRTS OF LONG EATON, THIS TASTEFULLY FINISHED AND BEAUTIFULLY CARED FOR PROPERTY PROVIDES A LOVELY FAMILY HOME WHICH IS CLOSE TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA AND TO EXCELLENT TRANSPORT LINKS, ALL OF WHICH HAVE MADE THIS A VERY POPULAR AND CONVENIENT PLACE FOR PEOPLE TO LIVE.

Robert Ellis are pleased to bring to the market this well presented modern three bedroom detached family home which provides immaculate accommodation throughout and benefits from being situated in a quiet cul-de-sac with a good size driveway to the front and spacious garden to the rear offering a high degree of privacy. We feel this particular property will suit a growing family and an early viewing comes highly recommended in order to appreciate the condition on space on offer. Call the office to make your appointment to view.

This modern Westerman Home is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises entrance hall with wood effect laminate flooring, cloaks/w.c., fully fitted dining kitchen with integrated appliances, bright and spacious lounge to the front and to the first floor there are three good size bedrooms with an en-suite to the master and family bathroom. Outside the property has a well presented front garden with tarmac driveway providing off the road parking which in turn leads to a single garage with electric roller shutter door. To the rear there is artificial lawn in two sections with a well landscaped garden area with plants, flowers and shrubs. The garden is kept private by having a modern coloured steel fence.

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 M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hallway

Composite style entrance door, double glazed window with built-in blinds to the side, wood effect laminate flooring, radiator and stairs to the first floor. Doors to:

### Cloaks/w.c.

Radiator, low flush w.c., opaque double glazed window, wash hand basin and wood effect laminate flooring.

### Lounge

18'4" x 11'7" approx (5.6m x 3.54m approx)

Feature bay window to the front with wooden shutters, radiator, feature steel effect gas fire, ceiling light with dimmer switch, power and TV points.

### Dining Kitchen

14'11" x 7'10" approx (4.56m x 2.39m approx)

A modern fitted kitchen with wall and base units, granite work surfaces, tiled splashbacks, standing height integrated oven, grill and microwave, five ring gas hob with extractor hood, integrated dishwasher and space for washing machine, breakfast bar and space for fridge freezer. Double glazed window with and door with built-in blind to the rear, radiator, tiled flooring and door to understairs storage.

### First Floor Landing

Radiator, hatch to loft via ladder and doors to:

### Bedroom 1

12'4" x 11'4" approx (3.77m x 3.46m approx)

Double glazed window with built-in shutters to the rear, radiator, fitted mirror sliding wardrobes, downlighters with dimmer switch, door to:

### En-Suite

A white suite comprising corner shower cubicle, low flush w.c. and vanity unit with wash hand basin, opaque double glazed window, ceiling light point, extractor fan and tiled floor.

### Bedroom 2

10'11" x 10'2" approx (3.33m x 3.1m approx)

Double glazed window with built-in shutters to the front, radiator and downlighters with dimmer switch.

### Bedroom 3

8'5" x 8'2" approx (2.58m x 2.5m approx)

Double glazed window with built-in shutters to the front, radiator and downlighters with dimmer switch.

### Bathroom

A white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush w.c., opaque double glazed window to the rear, tiling to the walls, downlighters, extractor fan and radiator.

### Outside

There is a well presented garden to the front, shrubs and driveway for two cars which in turn leads to a separate single garage with electric roller shutter door, light and power. Side gate to the rear garden which has an artificial lawn, raised beds with shrubs and pebbles, fitted coloured steel fence offering a high degree of privacy.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. At the traffic island with West Park Leisure Centre turn right into Pennyfields Boulevard and continue for some distance, taking the right turning into Fulwood Drive, left into Sandwell Close and second left into Penmoor Close where the property can be found at the very head of the cul-de-sac on the right hand side.

8067MP

### Additional Information

Council Tax Band - D

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps, Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

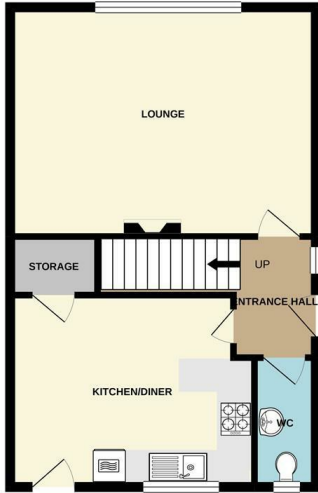
Other Material Issues – No

### Council Tax

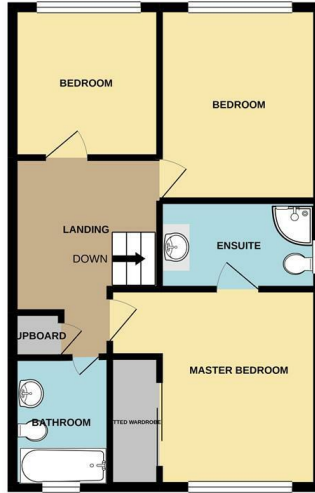
Erewash Borough Council Band D



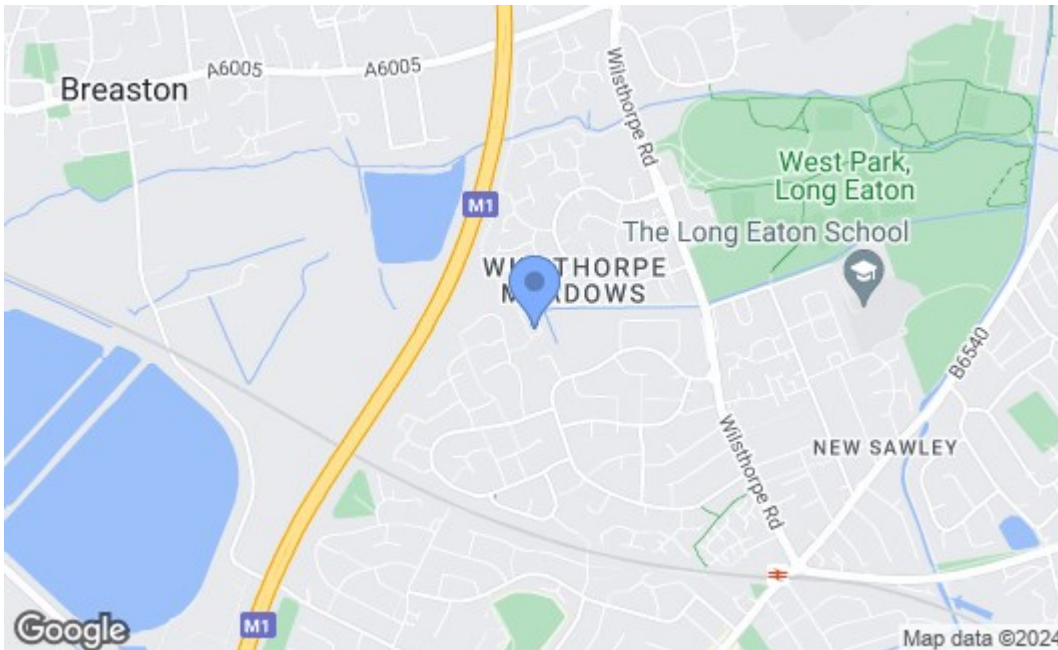
GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



14 PENMOOR CLOSE, LONG EATON  
TOTAL FLOOR AREA: 1031 sq.ft. (95.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Metrage 10/2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(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		67	70
(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	

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