Robert Ellis

look no further. . .

Fulwood Drive
Long Eaton, Nottingham NG10 3RF

GUIDE PRICE £210,000 TO £220,000
TWO BEDROOM SEMI-DETACHED HOUSE
POSITIONED WITHIN THIS QUIET
RESIDENTIAL CUL DE SAC LOCATION.

Guide Price £210,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY UPGRADED MODERN TWO BEDROOM SEMI-DETACHED HOUSE POSITIONED WITHIN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

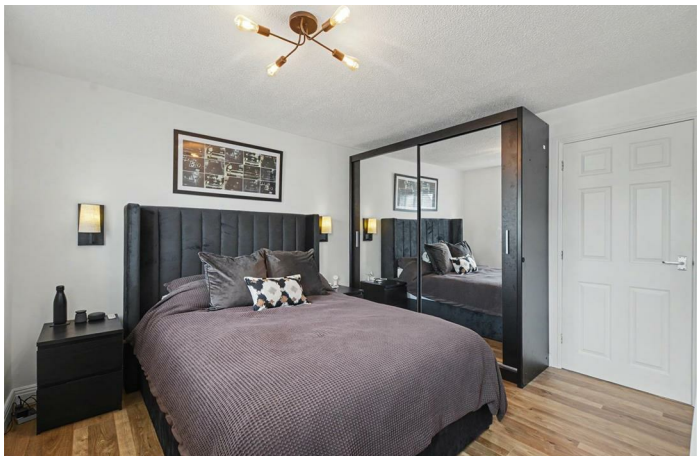
With accommodation over two floors, the ground floor comprises entrance hall with feature Endurance composite and double glazed front entrance door, modern fitted kitchen and open plan lounge/diner. The first floor landing then provides access to two bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking leading down the right hand side of the property, EV charging point and an enclosed and private, non-overlooked, landscaped garden to the rear (South-West facing).

The property also boasts Karndean flooring to the ground floor, upgrades to the kitchen and bathroom, both in 2023, Linda Barker panelling in the shower room, feature media wall with wall hung remote control operated electric log burning-style fireplace, Franke sink in the kitchen, Smart thermostat (Google Nest) and Smart security cameras front and back (Ring and Eufy).

The property is conveniently situated within the 'Pennyfields' development in Long Eaton, offering easy access to excellent transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, along with bus, train station, bus and tram services nearby. West Park Leisure Centre and green space is close by, as well as shops, services, amenities and schooling for all ages.

We highly recommend an internal viewing to fully appreciate the internal condition of the property.



ENTRANCE HALL
9'7" x 5'8" (2.94 x 1.75)
Feature Endurance composite and double glazed front entrance door, wall hung consumer unit (replaced 2022), door to useful understairs storage cupboard, LED spotlights, Karndean flooring and staircase rising to the first floor with decorative wood spindle balustrade.

KITCHEN
9'8" x 6'11" (2.95 x 2.11)
Comprising a matching range of recently re-fitted handle-free soft-closing base and wall storage cupboards and drawers, with butcher's block-style roll top work surfaces incorporating a single sink and draining board with mixer tap. Fitted four ring induction hob with extractor over and oven beneath, matching fitted breakfast bar with space for two bar stools, integrated fridge, freezer and washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the front (with fitted blinds), LED spotlights, under-cabinet lighting, plug socket with inset USB charging point and Karndean flooring.

LOUNGE
13'3" x 12'7" (4.04 x 3.84)
uPVC double glazed French doors opening out to the rear garden (with inset fitted Perfect blinds), uPVC double glazed window to the rear (with fitted blinds), radiator, TV/media points, Karndean flooring, LED spotlights, plug sockets with USB charging points and media wall incorporating a wall hung remote control operated electric log-effect fire.

FIRST FLOOR LANDING
uPVC double glazed window to the side, access to the half-boarded and insulated loft space, door to useful storage cupboards and further doors to both bedrooms and shower room.

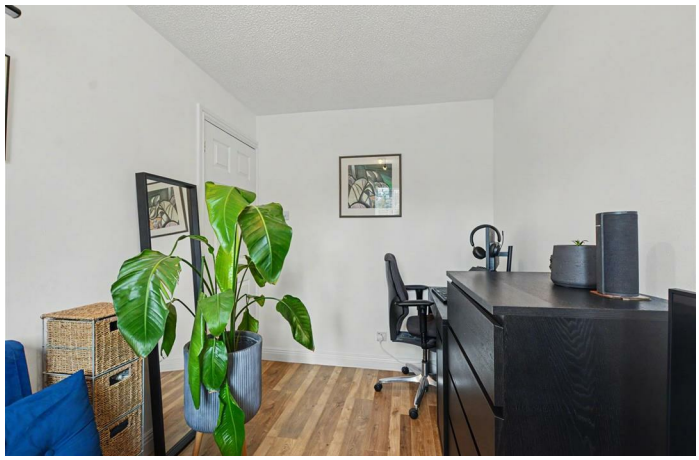
BEDROOM ONE
13'3" x 11'8" (4.04 x 3.56)
Two uPVC double glazed windows to the front (both with fitted blinds), radiator and laminate flooring.

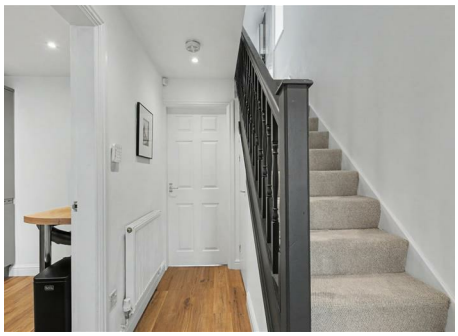
BEDROOM TWO
10'9" x 6'9" (3.28 x 2.08)
uPVC double glazed window to the rear (with fitted blinds), radiator, laminate flooring and plug sockets with USB charging points.

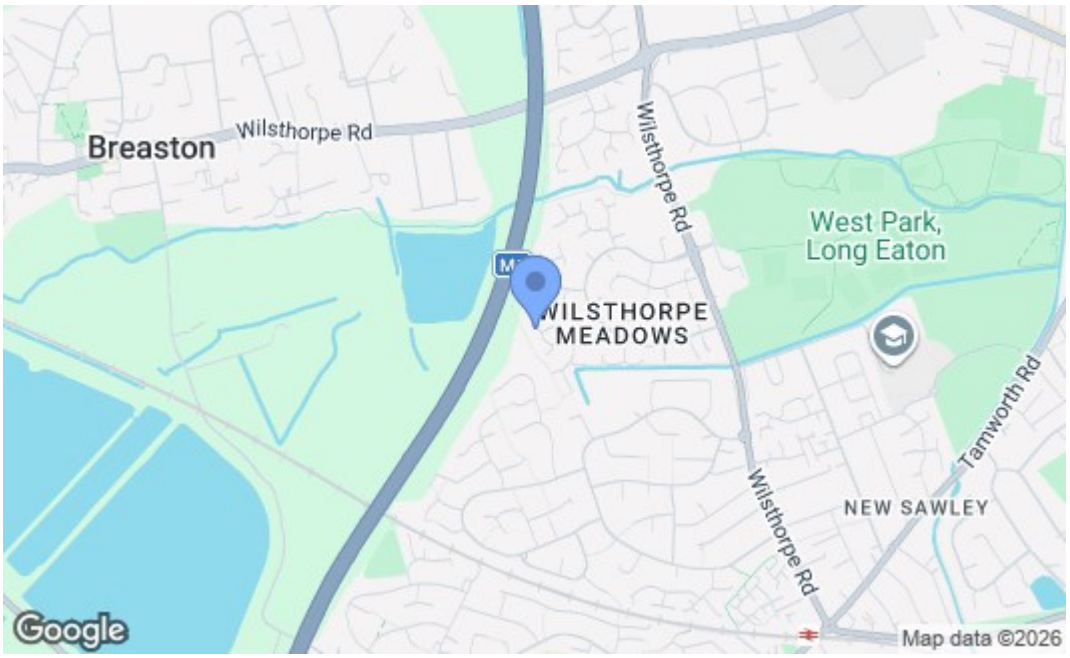
SHOWER ROOM
8'0" x 6'0" (2.44 x 1.84)
A modern and recently re-fitted high quality three piece suite comprising a double width walk-in shower cubicle with decorative boarding, glass shower screen and dual attachment mains shower, wash hand basin with mixer tap and storage cabinets beneath, and hidden push flush WC. Decorative and contrasting tiling to the walls and floor, wall mounted double mirror-fronted HIB de-mist and illuminated bathroom cabinet, decorative Linda Barker panelling, extractor fan and chrome ladder towel radiator.

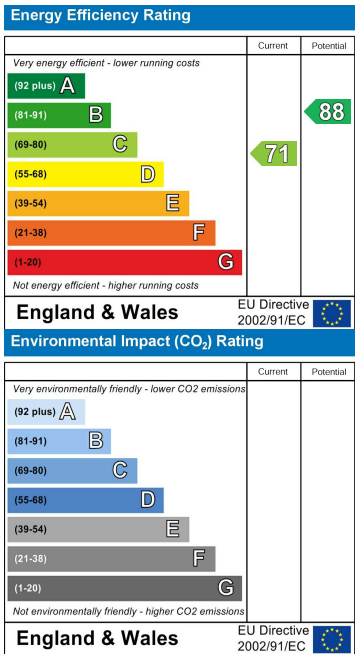
OUTSIDE
To the front of the property, there is a shaped lawn, borders with mature shrubs and flowerbeds and a tarmac driveway leads down the right hand side of the property providing off-street parking for two/three vehicles and EV charging point. Gated access then leads into the rear garden. The rear garden is South-West facing and is extremely private, in a non-overlooked position and incorporates an extensive paved patio seating area (ideal for entertaining) leading onto a shaped lawn, enclosed by timber fencing and conifers to the boundary line with feature palm tree, timber storage shed and pedestrian gated access leads back to the driveway.

DIRECTIONS
Proceed away from Long Eaton centre along Derby Road, passing Trent College to the roundabout. Take a left hand turn onto Wilsthorpe Road. At the next mini roundabout, take the third exit onto Pennyfields Boulevard. Fulwood Road is then a turning on the right hand side and the property can be found tucked away in the bottom left hand corner of the cul de sac.









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.

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