

# HoldenCopley

PREPARE TO BE MOVED

Pennyfields Boulevard, Long Eaton, Derbyshire NG10 3QJ

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£475,000

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WELL-PRESENTED THROUGHOUT...

Situated in a highly sought-after location with easy access to West Park, Long Eaton, and excellent transport links via the M1, this well-presented four-bedroom detached family home offers spacious and flexible living, ideal for modern family life. On the ground floor, the property features a welcoming entrance hall providing access to the garage, a ground floor W/C, and the fitted kitchen, which in turn leads into a practical utility room. The entrance hall also opens into the living room, which flows seamlessly into the dining room. From the living room, French doors lead to a generous sunroom, which itself features two sets of French doors opening directly onto the rear garden, creating a bright and airy space for relaxing or entertaining. Upstairs, there are four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a three-piece family bathroom suite. Externally, the property offers a storm porch, courtesy lighting, a lawned front garden, an electric vehicle charging point, a driveway with access to the garage, and gated access to the rear garden. The south-facing rear garden is fully enclosed and features a patio area, lawn, planted borders, and a fenced boundary, providing a private and inviting outdoor space.

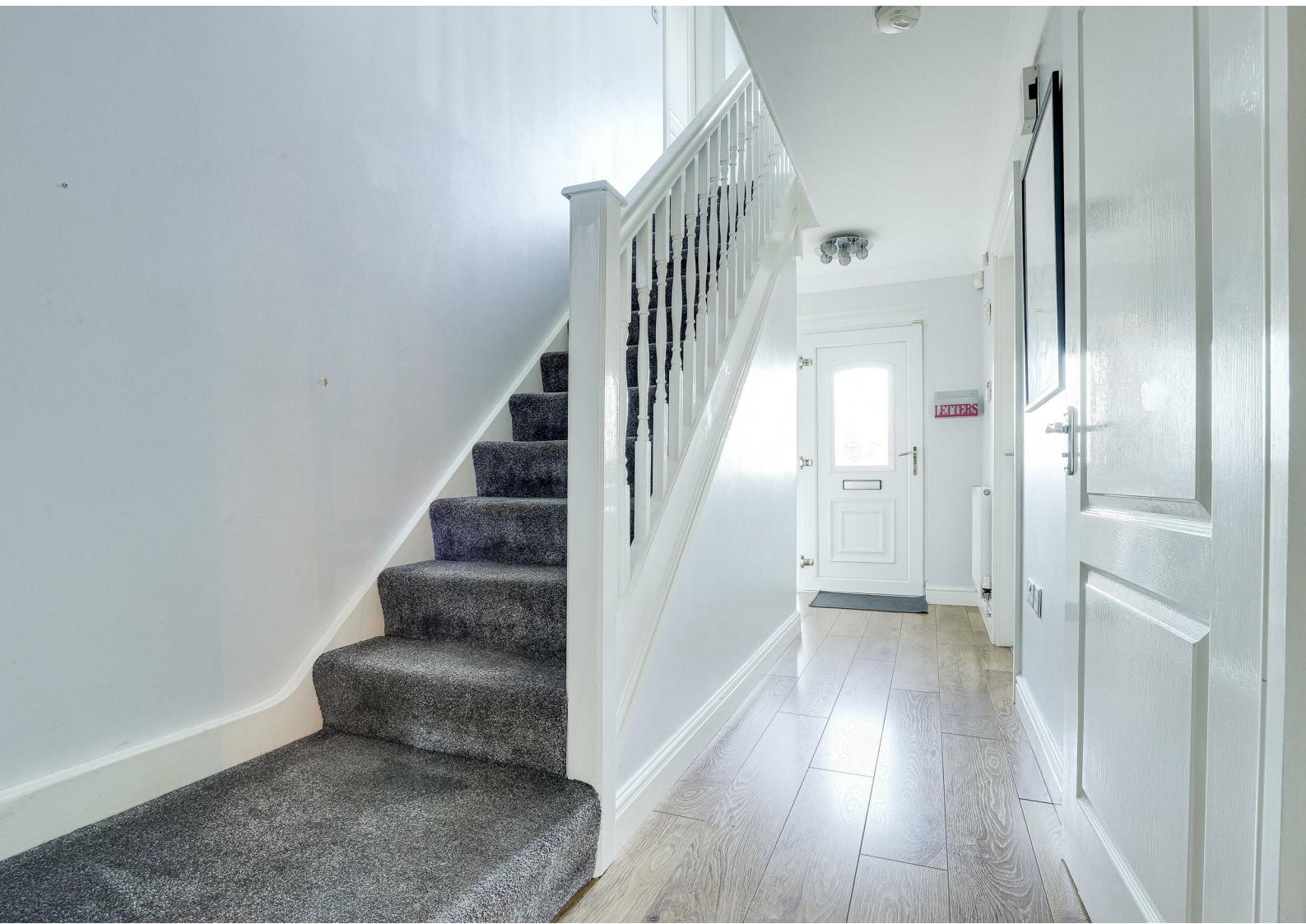
MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Sunroom
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-suites
- Garage & Driveway With An Electrical Vehicle Charging Point
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'5" x 15'7" (1.98m x 4.76m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted alarm keypad, and in-built cupboard, UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

### Kitchen

8'5" x 11'8" (2.59m x 3.57m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated dishwasher, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

### Utility Room

5'11" x 5'9" (1.82m x 1.77m)

The utility room has fitted base units with a worktop, a sink with a mixer tap and drainer, space and plumbing for a washing machine, an extractor fan, a radiator, tiled splashback, tiled flooring, and a UPVC door opening to the side elevation.

### W/C

3'0" x 6'0" (0.92m x 1.84m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, an extractor fan, and wood-effect flooring.

### Garage

8'3" x 17'10" (2.52m x 5.45m)

The garage has a door opening into the entrance hall, ample storage, lighting, electrics, and an up-and-over door opening to the driveway.

### Living Room

12'3" x 14'5" (3.74m x 4.41m)

The living room has wood-effect flooring, a TV point, coving to the ceiling, a radiator, French doors opening to the sunroom, and open access into the dining room.

### Dining Room

8'11" x 11'1" (2.73m x 3.40m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

### Sunroom

10'4" x 22'9" (3.15m x 6.94m)

The sunroom has tiled flooring, a TV point, a radiator, space for a dining table, recessed spotlights, two lantern skylights, UPVC double glazed windows to the rear elevation, and two French doors opening to the rear garden.

## FIRST FLOOR

### Landing

6'3" x 18'4" (1.92m x 5.60m)

The landing has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, access into the boarded loft, and access to the first floor accommodation.

### Bedroom One

11'2" x 11'9" (3.42m x 3.59m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, wood-effect flooring, and access into the en-suite.

### En-Suite

3'3" x 11'5" (1.00m x 3.50m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Two

11'2" x 11'8" (3.41m x 3.56m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, wood-effect flooring, and access into the en-suite.

### En-Suite

3'2" x 8'5" (0.99m x 2.57m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Three

8'4" x 11'5" (2.56m x 3.50m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

### Bedroom Four

8'5" x 8'9" (2.58m x 2.69m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

## Bathroom

8'5" x 6'5" (2.57m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with central mixer taps, a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a storm porch, courtesy lighting, lawn, an electrical vehicle charging point, a driveway with access into the garage, and gated access to the rear garden.

### Rear

To the rear of the property is a south-facing enclosed garden with a patio area, a lawn, planted borders, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

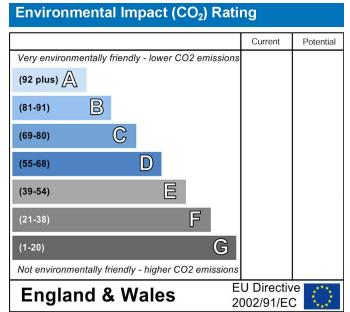
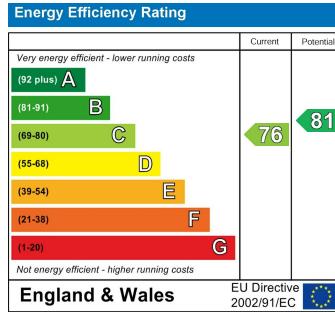
The vendor has advised the following:

Property Tenure is Freehold

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