Robert Ellis

look no further...

Pennyfields Boulevard,
Long Eaton, Nottingham
NG10 3QJ

Price Guide £425-430,000

Freehold

0115 946 1818

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A WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED, LOW MAINTENANCE REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to be instructed to bring to the market this superb example of a four bedroom detached family home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This would be an ideal family home and is being sold with the benefit of no onward chain. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a built in storage cupboard, downstairs WC, integral access into the garage, kitchen with integrated appliances, dining room, living room and conservatory. To the first floor, the landing leads to a three piece family bathroom suite and four bedrooms with the master bedroom boasting an en-suite shower room. To the exterior, the property benefits ample off street parking to the front with access into the garage through an up and over manual door and to the rear, an enclosed and low maintenance garden with flower beds and artificial turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport just around the corner.

Entrance Hall
Composite front door, built in storage cupboard, laminate flooring, painted plaster ceiling, ceiling light.

Downstairs WC
2'5 x 5'6 (0.74m x 1.68m)
Tiled flooring, pedestal sink, WC, radiator, painted plaster ceiling, ceiling light.

Kitchen
8'7 x 11'4 x 17'9 (2.62m x 3.45m x 5.41m)
uPVC double glazed window overlooking the front with composite double glazed door leading to the side, tiled flooring, integrated dishwasher, integrated electric oven with gas hob and overhead extractor fan, space for washing machine, space for fridge/freezer, radiator, painted plaster ceiling, ceiling light.

Dining Room
10'9 x 8'3 (3.28m x 2.51m)
uPVC double glazed French doors overlooking and leading into the conservatory, tiled flooring, radiator, painted plaster ceiling, ceiling light.

Lounge
14'7 x 10'9 (4.45m x 3.28m)
uPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

Conservatory
8'1 x 12'0 (2.46m x 3.66m)
uPVC double glazed windows and French doors overlooking and leading to the rear garden,tiled flooring, radiator.

First Floor Landing
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light, loft access.

Bedroom One
10'8 x 11'3 (3.25m x 3.43m)
uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

En-Suite
2'8 x 5'7 (0.81m x 1.70m)
uPVC double glazed patterned window overlooking the side, tiled flooring, radiator, WC, pedestal sink, single enclosed shower unit, painted plaster ceiling, ceiling light.

Bedroom Two
11'7 x 10'8 (3.53m x 3.25m)
uPVC double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three
8'1 x 11'1 (2.46m x 3.38m)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Four
10'6 x 8'6 (3.20m x 2.59m)
uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom
8'2 x 6'5 (2.49m x 1.96m)
uPVC double glazed patterned window overlooking the side, tiled flooring, WC, pedestal sink, bath with mixer tap and shower over the bath, painted plaster ceiling, ceiling light.

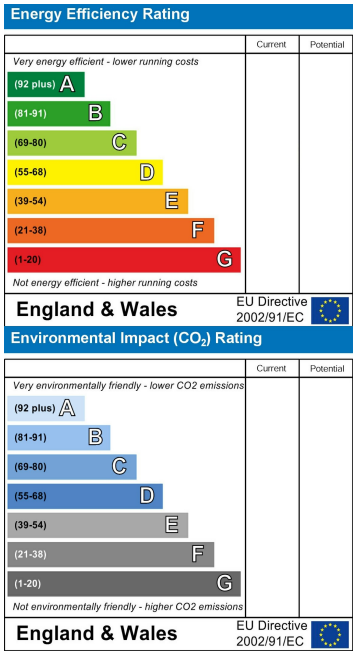
Outside
To the front of the property there is ample off street parking available with access into the garage through an up and over manual door. To the rear there is an enclosed and low maintenance garden with flower beds and artificial turf.

Garage
17'1 x 7'8 (5.21m x 2.34m)
up and over manual door to the front with laminate flooring, painted plaster ceiling and ceiling light.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard and the property can be found on the left as identified by our for sale board.

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT SKY AND VIRGIN
Broadband Speed -
Standard 9 mbps
Superfast 48 mbps
Ultrafast 1800 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



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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