Robert Ellis

look no further...

Florin Gardens,
Long Eaton, Nottingham
NG10 3QR

£350,000 Freehold

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A FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON THE POPULAR PENNYFIELDS DEVELOPMENT.

Robert Ellis are delighted to bring to the market a property that everything a growing family needs and is of a good size. The property benefits from a kitchen, separate utility room and ground floor wc. To the first floor the master bedroom is of a good size, benefiting from en en-suite shower room. There is a lovely resin driveway to the front offering parking for several cars and a privately enclosed rear gardens. being walking distance to local amenities and facilities offered by the area we fell this property wont be around for long and an internal viewings is a must.

The property benefits from modern conveniences such as gas central heating and double gazing and in brief comprises of an entrance hall, lounge, separate dining room, conservatory, kitchen, utility room and ground floor wc. To the first floor there are four bedrooms the master with an en-suite and a separate family bathroom. As previously mentioned there is off the road parking to the front and side access leading to the private enclosed rear garden.

The property is within a couple of minutes drive of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are very good state and independent schools for all ages within easy reach, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, several local golf courses and as well as J25 of the M1 the transport links include East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hall
UPVC Front entrance door, radiator, stairs to the first floor landing, under stairs storage cupboard, door to kitchen and door to

Lounge
18'92 x 11'64 (5.49m x 3.35m)
UPVC bay window to the front, radiator, TV point, coving to ceiling, gas fire with Adam Style Surround and double doors too

Dining Room
11'64 x 8'87 (3.35m x 2.44m)
coving to ceiling, radiator, UPVC sliding doors to the rear garden and door to

Kitchen
13'33 x 9'52 (3.96m x 2.74m)
wall, base and drawer units with rolled edge work surface over, one and a half stainless steel, sink, waste and drainer until with mixer tap over, tiled walls and splashbacks, tiled floor, integrated eye level oven, gas hob and extractor hood over, appliance space, door to the hall, radiator, UPVC double glazed window to the rear and door to

Utility Room
9'50 x 5'14
work top, cupboards, plumbing for automatic washing machine, appliance space, tiled walls and splashbacks, UPVC window and rear exit door, radiator and door to

Ground Floor WC
Low flush w.c, sink, splashbacks, radiator, UPVC double glazed window to the side.

Conservatory
9'63 x 8'81 (2.74m x 2.44m)
Brick base conservatory, UPVC double windows and doors, tiled floor, power sockets

Landing
access to the loft with pull down ladder which is partially boarded and doors to

Bedroom 1
12'68 x 14'88 (3.66m x 4.27m)
UPVC double glazed window x2 to the front, radiator, built in wardrobes and door to

En-suite
Walk in shower cubicle with shower form the mains, low flush wc, pedestal wash hand basin, tiled walls and splashbacks, extractor fan, UPVC double glazed window to the front, chrome heated towel rail, shaver point.

Bedroom 2
13'79 x 10'94 (3.96m x 3.05m)
UPVC double glazed window to the rear, radiator

Bedroom 3
12'12 x 8'74 (3.66m x 2.44m)
UPVC double glazed window to the rear, radiator

Bedroom 4
9'10 x 8'80
UPVC double glazed window to the rear, radiator

Bathroom
a three piece suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, tiled walls and splashbacks, radiator, storage cupboard, shaver point, extractor fan

Outside
Situated on a corner plot to the front of the property there is a resin driveway offering off the road parking for at least two cars with raised borders full of mature shrubs and flowers. There is a gate at the side ;leading you to the rear where immediate to the property there is a patio area. The garden has been made for low maintenance with borders full of flowers and vegetables and it is all privately enclosed with fenced boundaries.

Garage
17'89 x 8'94 (5.18m x 2.44m)
up and over door with light and power

Directional Note
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard, right into Shilling Way and right onto Florin Gardens where the property can be found on the right.
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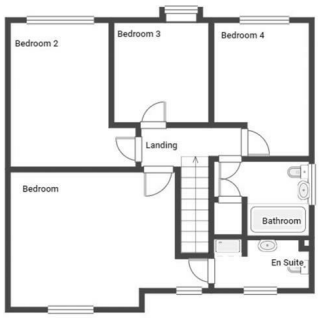

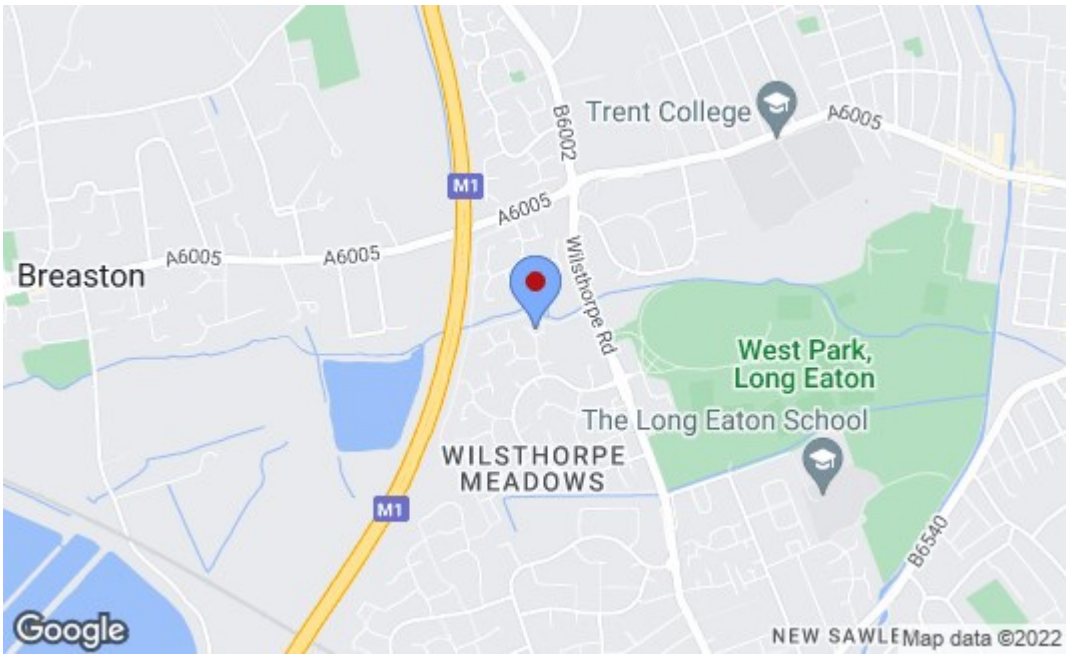

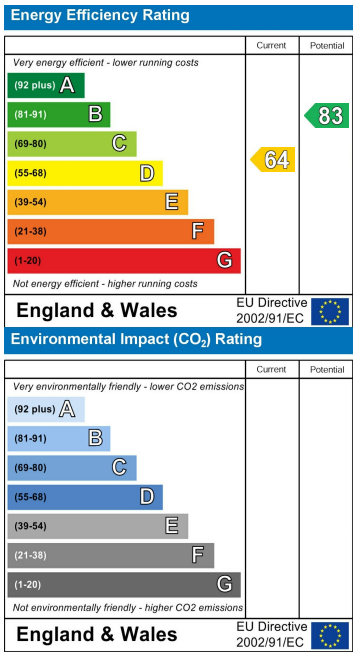

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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