Robert Ellis

look no further...

4 Copestake Close,
Long Eaton, Nottingham
NG10 3ST

£259,950 Freehold

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A THREE BEDROOM DETACHED FAMILY HOME SITUATED ON THE MOST POPULAR PENNYFIELDS DEVELOPMENT AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property which is situated on the Pennyfields Development in a cul-de-sac location, being well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area. This detached home offers spacious accommodation throughout and has been well maintained by the current owner which provides a lovely family home and we are sure will appeal to many people looking for a property in this area. An early internal viewing is highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, cloaks/w.c., through lounge/dining room and kitchen with integrated appliances. To the first floor there are three good size bedrooms, the master with built-in wardrobes and family bathroom. Outside there is off the road parking for at least three cars and the driveway leads to the detached garage. To the rear there is a low maintenance privately enclosed garden.

Being situated on the Pennyfields development the property is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area including the Asda and Tesco superstores and 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 the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
With composite front entrance door, laminate floor, radiator, door to understairs storage cupboard, stairs to the first floor, coving to ceiling, UPVC double glazed window to the side and door to:

Cloaks/w.c.
Low flush w.c., wash hand basin, tiled splashback, radiator, laminate floor, UPVC double glazed window to the front.

Lounge/Dining Room
23'4 x 10'9 approx (7.11m x 3.28m approx)
UPVC double glazed window to the front, UPVC double glazed window and door to the rear, two radiators, laminate floor, gas fire with Adam style surround, TV and telephone points, coving to ceiling.

Kitchen
10' x 8'7 approx (3.05m x 2.62m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit with mixer tap, tiled walls and splahsbacks, integrated oven, grill, five ring gas hob and extractor hood over, integrated washing mchine, dishwasher, fridge and freezer, radiator, laminate floor, breakfast bar, UPVC double glazed window and door to the rear.

First Floor Landing
UPVC double glazed window to the side, access to the loft and door to storage cupboard housing the gas central heating boiler, doors to:

Bedroom 1
11' plus wardrobes x 10'9 approx (3.35m plus wardrobes x 3.28m approx)
UPVC double glazed window to the front, radiator, recessed lighting, laminate floor and built-in wardrobe.

Bedroom 2
10'8 x 10'3 approx (3.25m x 3.12m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
8'8 x 6'11 approx (2.64m x 2.11m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
A white three piece suite comprising panelled bath with shower from the mains having a water fall shower head and a separate hand held shower head, low flush w.c. and wash hand basin in a vanity unit, fully tiled walls and splashbacks, tiled floor, recessed lighting, chrome heated towel rail, extractor fan and UPVC double glazed window to the front.

Outside
To the front of the property there is tarmacadam off the road parking for two cars with a garden to the front having a lawn with a path running through the middle to the front entrance door. Access to the side leading to the rear garden which is low maintenance in design having a patio area to the immediate rear, outside tap, borders to the bottom with mature shrubs and trees, path to the door at the back of the garage and all privately enclosed with fenced boundaries.

Garage
Detached garage with up and over door, light and power.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, turn right at the traffic island onto Pennyfields Boulevard, right onto Ferndene Drive, left onto Brecknock Drive and Copestake Close can be found on the right with the property on the right hand side.
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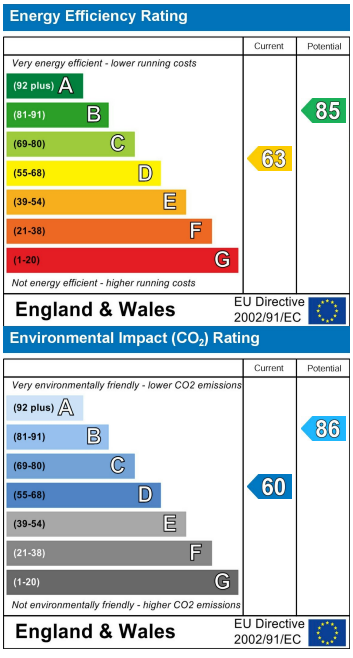

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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