



Simkin Walk,  
Long Eaton, Nottingham  
NG10 3SD

**Price Guide £370-380,000**

**Freehold**



THIS IS A LOVELY DETACHED FAMILY HOME WHICH STILL HAS A BRAND NEW FEEL WITH THE PROPERTY BEING SITUATED ON A QUIET CUL-DE-SAC ON THE MOST SOUGHT AFTER PENNYFIELDS DEVELOPMENT.

Robert Ellis are extremely pleased to be instructed to market this spacious detached property which has been constructed within the last 10 years by Westerman Homes. The property includes very well proportioned accommodation with two reception rooms and three double bedrooms and it has approximately the same floor area as a four bedroom detached property built within this prestigious development. The property has been maintained to the highest standard by the current owners who purchased the property from new and since owning this lovely home have upgraded the en-suite shower room which was re-fitted by Steven Christopher and carried out similar work to the ground floor w.c. The property also benefits from having a Southerly facing garden to the rear and for all that is included in this stunning home to be appreciated, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole property for themselves.

The property is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof and something that may be of interest to people viewing is that the current owner has recently had drawings produced to have the house extended at the rear to enlarge the ground floor living space which might be a project a new owner may want to carry out in the future. Deriving all the benefits of gas central heating and double glazing and being a new property a high level of insulation throughout, the accommodation is entered through a stylish composite front door into the reception hall, off which there is the ground floor w.c., lounge, separate dining room, the exclusively fitted dining kitchen which has extensive ranges of wall and base units which are finished in white and grey gloss and includes several integrated appliances. To the first floor the generous landing leads to the three double bedrooms with the main bedroom having a recently installed Steven Christopher fitted en-suite shower room and then there is the main family bathroom which has a shower over the bath position. Outside there is the integral garage which has an internal door to the hallway and landscaped gardens which at the front has a block paved double width drive and a lawn with box hedging and the block work extends to a path at the side and to the patio at the rear, all of which helps to provide a very neat appearance. The rear garden has a lawn with a decorative bed and a brick built barbeque and is kept private by having fencing to the three boundaries.

This lovely family home is well placed for all the shopping facilities found in Long Eaton town centre which includes the Asda and Tesco superstores and many other retail outlets with there being a Tesco Extra just a few minutes away from the property, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which is a short walk away and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Open Porch

With recessed lighting to the roof and lighting to either side of the garage.

## Reception Hall

Stylish composite front door with two inset leaded glazed panels having an opaque double glazed window to the side, stairs with feature balustrade with cupboard beneath leading to the first floor, radiator, recessed lights to the ceiling, internal door to the garage and panelled doors to:

## Ground Floor w.c.

Having been recently re-fitted with a white low flush w.c. and hand basin with mixer taps and drawer below, the walls are fully tiled and there is matching tiled flooring, opaque double glazed window, circular mirror to the wall by the sink area, chrome ladder heated towel radiator and recessed lights to the ceiling.

## Lounge/Sitting Room

12'5 x 11'8 approx (3.78m x 3.56m approx)

Double glazed window to the rear, recessed lights to the ceiling, radiator and two wall lights.

## Dining Room

11'5 x 8'6 approx (3.48m x 2.59m approx)

Double glazed window to the front, radiator and recessed lights to the ceiling.

## Breakfast Kitchen

11'2 x 10'8 approx (3.40m x 3.25m approx)

The exclusively fitted and equipped breakfast kitchen has white and grey contrasting gloss finished units with brushed stainless steel fittings and dark work surfacing and includes a 1½ bowl stainless steel sink with mixer tap and a five ring hob set in a work surface which extends to two walls and has an integrated dishwasher, automatic washing machine, cupboards and drawers below, matching eye level wall cupboards and a hood with back plate which extends to the walls by the work surface areas, double oven with cupboards above and below, integrated fridge and freezer and pantry style shelved cupboard, recessed lights to the ceiling, double glazed double opening French doors with fitted blinds leading out to the rear garden, boiler housed in a wall cupboard and a radiator. Plinth and under cupboard lighting.

## First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, double glazed window to the front, airing/storage cupboard housing the hot water tank, recessed spotlights to the ceiling and radiator.

## Bedroom 1

14'7 max x 9'9 approx (4.45m max x 2.97m approx)

Double glazed window to the front, range of quality built-in wardrobes extending along one wall, radiator and recessed lights to the ceiling.

## En-Suite Shower Room

The shower room to the main bedroom has recently been re-fitted by Steven Christopher and includes a fully tiled walk-in shower with a mains flow shower system, recess to the side with lighting and a protective

glazed screen, low flush w.c. with a concealed cistern and hand basin with mixer taps and two drawers below, fully tiled walls and tiled flooring with under floor heating, feature chrome ladder heated towel radiator, opaque double glazed window, recessed lighting to the ceiling.

## Bedroom 2

11'8 x 10'9 approx (3.56m x 3.28m approx)

Double glazed window to the rear and radiator.

## Bedroom 3

12'8 x 8'4 approx (3.86m x 2.54m approx)

Double glazed window to the front and radiator.

## Bathroom

The main bathroom has a white suite including a panelled bath with wall mounted mixer taps and a shower with a protective screen, pedestal wash hand basin with mixer taps and low flush w.c., chrome heated ladder towel radiator, opaque double glazed window, tiling to the walls by the bath, sink and w.c. areas, light with mirror to the wall by the sink position and recessed lights to the ceiling.

## Outside

At the front of the property there is a double width block paved driveway and a lawn with box hedging and the block paving extends down the right hand side of the property where there is a gate that leads into the rear garden. The block paving continues across the rear of the house where there is a large patio area that leads onto a lawn with a pebbled bed with planting at the bottom of the garden, there is a brick built barbeque and fencing to the three boundaries. The rear garden is Southerly facing and there is outside lighting, outside water supply and power points provided.

## Garage

18' x 8'2 approx (5.49m x 2.49m approx)

The integral garage has an up and over door to the front and an internal door leading to the hall. Lighting is provided.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. After the mini island turn right onto Cranfleet Way, right onto Hitchen Road and Simkin Walk can be found ahead of you with the property on the corner on the right. 6998AMMP

## Council Tax

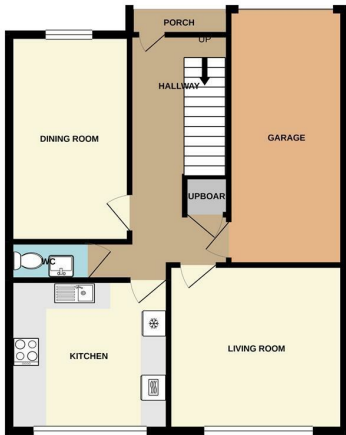
Band D - £1972

## Agents Notes

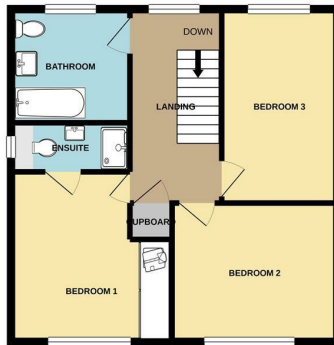
Planning permission has been granted for a ground floor rear extension. Further information can be found on the Erewash Borough Council web site Ref ERE/0621/0015



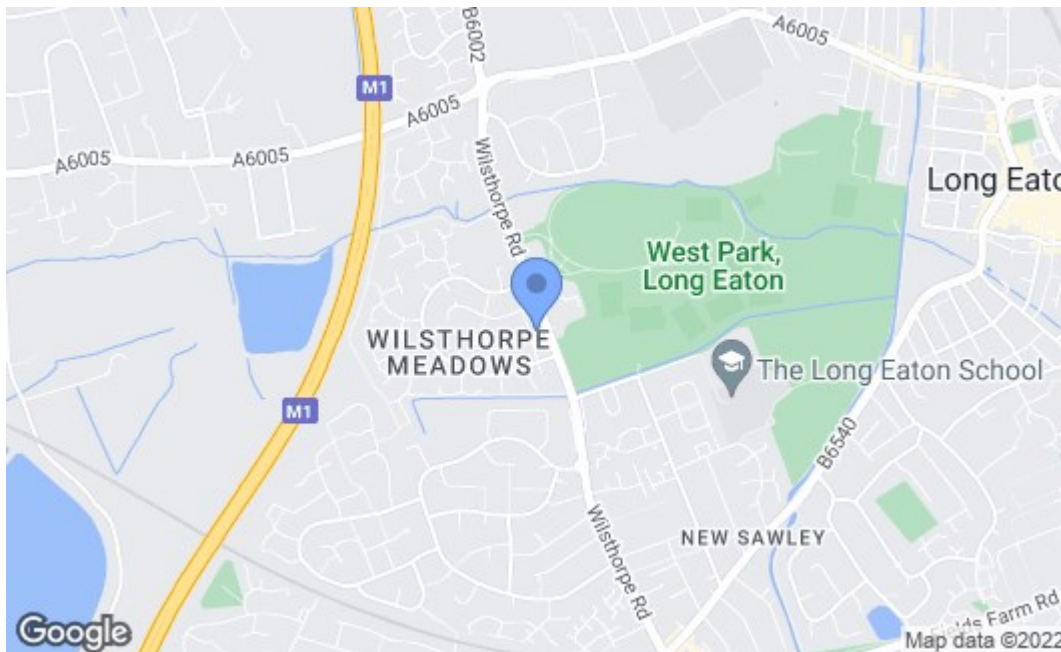
GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.