Robert Ellis

*look no further...*

Florin Gardens,
Long Eaton, Nottingham
NG10 3QR

**O/O £450,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

A FOUR BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND WITH A GOOD SIZE GARDEN TO THE REAR.

Robert Ellis are delighted to bring to the market this deceptively spacious four bedroom detached family home situated on the most desirable Pennyfields development, with four generous size bedrooms, double garage and well proportioned private rear garden. Having fantastic access to local amenities and great commute links to the A52 and M1 road networks along with public transport and access to Long Eaton train station. This house will appeal to families as there is a vast amount of accommodation and an early bird viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of modern convenience such as gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall that flows through to the lounge and to the ear there is a dining room and kitchen which also gives access to the utility room and ground floor w.c. Off the hallway at the front there is access to the double garage that has been boarded at the front to create a gym and office but could easily be changed back into a garage if required by a new owner. To the first floor there are four bedrooms with the master benefiting from an en-suite shower room and thee is then the family bathroom. Outside the property has great stance and curb appeal from the road with access to the two garages and ample off street parking. The rear garden is privately enclosed and is of a generous size with a large patio area, laid lawn and planted and dug borders with fenced boundaries. An early bird viewing is highly recommended to fully appreciate the size, space and finish on offer.

The property is a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are both state and independent schools for all ages, health care and sports facilities including the West Park leisure centre and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands parkway, East Midlands Airport and the A52 to Nottingham and Derby.

## Entrance Hall
17'2 x 6' approx (5.23m x 1.83m approx)
Double glazed windows to the front and side, double glazed door, laminate flooring and radiator.

## Lounge
14'2 x 11'5 approx (4.32m x 3.48m approx)
Laminate flooring, two radiators, electric feature fireplace, UPVC double glazed bay window to the front and double doors to:

## Dining Room
11'5 x 8'8 approx (3.48m x 2.64m approx)
Radiator, laminate floor and UPVC double glazed patio doors to the rear.

## Kitchen
12'4 x 9'4 approx (3.76m x 2.84m approx)
Comprising of a range of wall and base units with work surface over, inset sink and drainer with mixer tap, gas hob with electric oven under and extractor hood over, integral microwave and dishwasher, tiled splashbacks and tiled flooring and UPVC double glazed window to the rear, door to:

## Utility Room
8'9 x 5' approx (2.67m x 1.52m approx)
Wall and base units with work surface over, space for washing machine and dryer, integral fridge freezer, UPVC door to the rear, radiator and tiled floor.

## Cloaks/w.c.
5' x 3'1 approx (1.52m x 0.94m approx)
Low flush w.c., wash hand basin, double glazed window to the side, radiator and tiled floor.

## First Floor Landing
Loft access hatch and doors to:

## Bedroom 1
14'6 x 10'3 approx (4.42m x 3.12m approx)
Fitted wardrobes, laminate flooring, radiator and double glazed window to the front, door to:

## En-Suite
8'9 x 4'5 approx (2.67m x 1.35m approx)
Comprising of a shower enclosure, low flush w.c, vanity wash hand basin, chrome heated towel radiator, obscure double glazed window to the front, shaver point and tiled walls.

## Bedroom 2
13'1 x 9' approx (3.99m x 2.74m approx)
Laminate flooring, radiator and double glazed window to the rear.

## Bedroom 3
12'1 x 8'7 approx (3.68m x 2.62m approx)
Laminate flooring, radiator and double glazed window to the rear.

## Bedroom 4
9' x 8'7 approx (2.74m x 2.62m approx)
Laminate flooring, double glazed window to the rear and radiator.

## Bathroom
8'6 x 6'4 approx (2.59m x 1.93m approx)
Panelled bath with shower over, low flush w.c., vanity wash hand basin, chrome heated towel radiator, tiled walls, shaver point and obscure double glazed window to the side.

## Outside
The property has great stance and curb appeal from the road and has ample off street parking with access to the front door and to the two garages. The rear of the property is privately enclosed with a large patio area, laid lawn and planted and dug borders. The garden is privately enclosed with fenced boundaries.

## Garage 1
16'5 x 8'7 approx (5.00m x 2.62m approx)
Currently being used as a gym.

## Garage 2
16'5 x 8'4 approx (5.00m x 2.54m approx)
Currently being used as an office/storage.

## Directions
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 left as identified by our for sale board.
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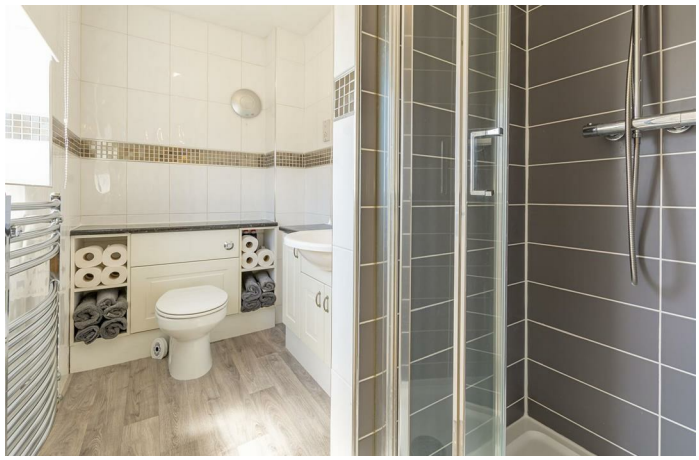

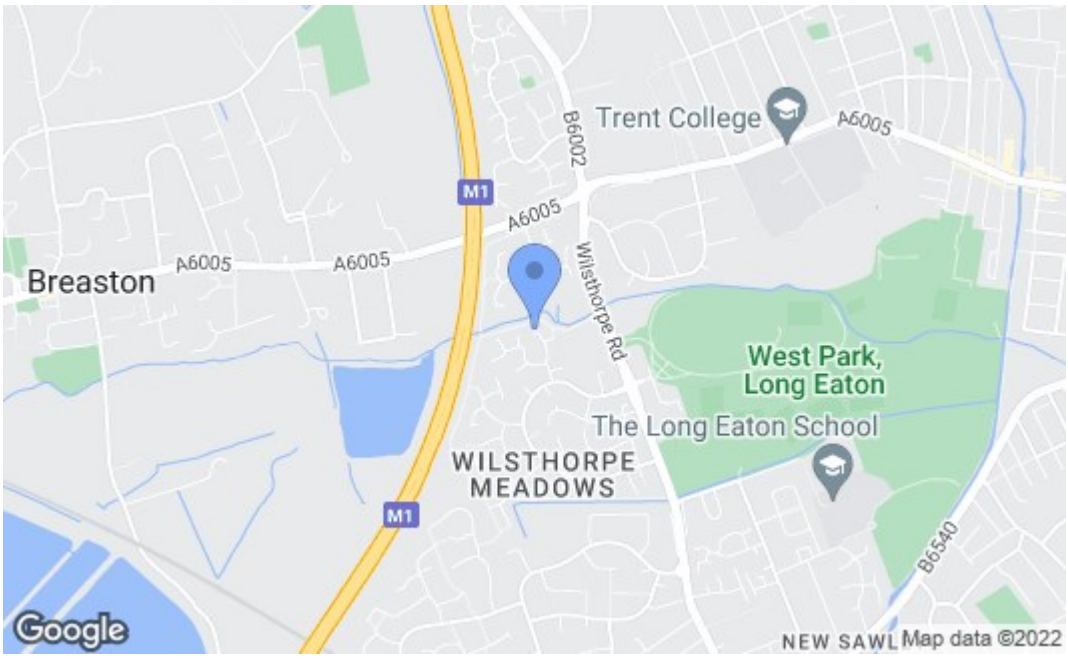


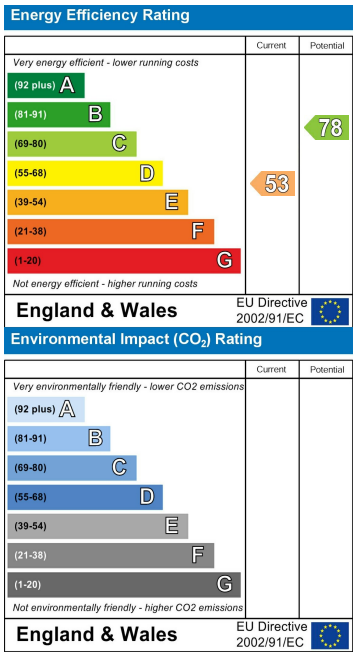


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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