Robert Ellis

look no further. . .

Fulwood Drive,
Long Eaton, Nottingham
NG10 3RF

£255,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property found on the popular Pennyfields Development which is situated on the outskirts of Long Eaton. The property has been very well maintained by the current owners and would suit a first time buyer, growing family or someone looking to downsize. having the added benefit of a ground floor w.c., the detached brick garage has now been converted for storage to the front and a bar to the rear. An internal viewing comes highly recommended to fully appreciate all the property has to offer.

The property is constructed of an attractive facia brick to the external elevations with the front being part rendered under a pitched tiled roof and offers light and airy accommodation. The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall, breakfast kitchen, lounge/dining room with patio doors onto the rear garden and to the first floor the rear three bedrooms and the family bathroom. There is a garden to the front, off road parking down the side of the property which leads to the detached brick built garage and a privately enclosed rear garden.

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. Contact the office to arrange your viewing appointment today.

Entrance Hall
oak effect laminate floor, stairs to the first floor, UPVC double glazed front entrance door, spotlights and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, radiator, hexagon UPVC double glazed window to the front, laminate floor and spotlights.

Kitchen
12'2 x 8' approx (3.71m x 2.44m approx)
White high gloss wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, breakfast bar, radiator, laminate floor, TV point, spotlights, gas central heating boiler, plumbing for an automatic washing machine, integrated oven, electric hob and extractor hood over, UPVC double glazed window to the front.

Lounge
15'1 x 14'5 approx (4.60m x 4.39m approx)
UPVC double glazed patio doors to the rear, wall light points.

First Floor Landing
UPVC double glazed window to the side, airing/storage cupboard and doors to:

Bedroom 1
14'1 x 10'2 approx (4.29m x 3.10m approx)
Two UPVC double glazed window to the front, Sharps fitted wardrobes, TV point and a radiator.

Bedroom 2
9'10 x 7'9 approx (3.00m x 2.36m approx)
UPVC double glazed window to the rear, radiator and TV/internet point.

Bedroom 3
7'1 x 5'7 approx (2.16m x 1.70m approx)
UPVC double glazed window to the rear, radiator and internet point.

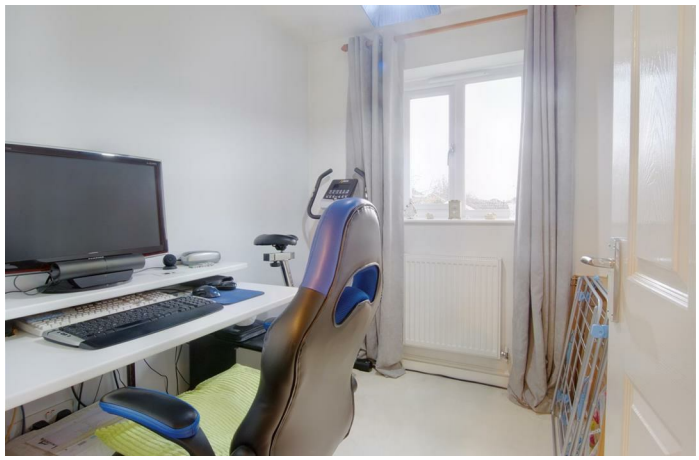
Bathroom
7'9 x 6'7 approx (2.36m x 2.01m approx)
White three piece suite comprising of a panelled bath with mixer shower over, wash hand basin, low flush w.c., tiled walls and vinyl flooring.

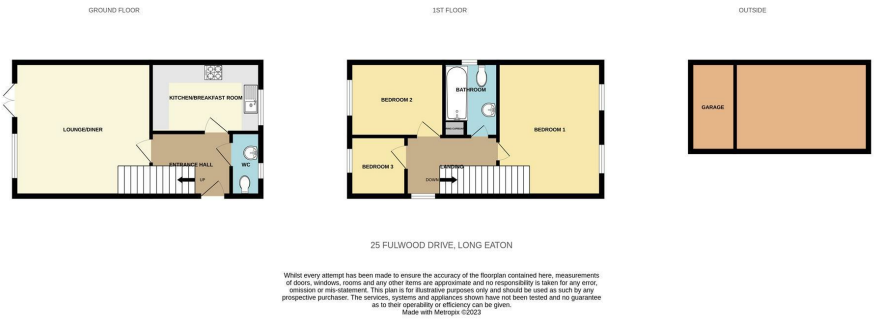
Outside
To the front of the property there is off road parking leading to the detached garage and a low maintenance front garden. To the rear there is a private garden, screened with trees and fencing, timber decked patio area, lawned garden with shrubbery and trees to the boundaries.

Detached Garage
The detached brick built garage has been split into two, with storage at the front and a bar at the rear with spotlights.

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 Pennyfield Boulevard, follow the road round and take a right onto Fulwood Drive and the property can be found on the left hand side.
7157AMEC

Council Tax
Erewash Borough Council Band C





25 FULWOOD DRIVE, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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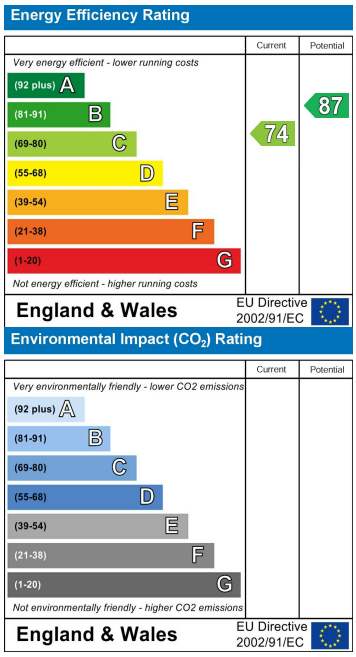

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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