



61 Fulwood Drive,
Long Eaton, Nottingham
NG10 3RF

£209,950 Freehold



AN IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A LOVELY PLOT AT THE HEAD OF A CUL-DE-SAC.

Robert Ellis are pleased to bring to the market a property which is found on the ever popular Pennyfields estate which is one of the most desirable residential developments in Long Eaton. The property will appeal to a whole range of buyers from first time buyers or couples looking to downsize and offers spacious accommodation throughout but does have the potential to extend to the side or rear if this was something a new owner wanted to do. Since the owners have been at the property they have installed a new gas central heating system and new windows throughout. To fully appreciate the accommodation on offer, an early viewing comes highly recommended.

The property has been well maintained throughout and is constructed of brick to the external elevation all under a tiled roof and in brief the accommodation comprises entrance hall, kitchen and larger than average lounge. To the first floor there are three bedrooms, the master with built-in wardrobes and a recently re-fitted bathroom. Outside there is off the road parking for at least two vehicles while offering scope to further extend and to the rear there is a low maintenance privately enclosed garden.

The property is situated 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 state and independent schools for all ages, health care and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton and Eats Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

With composite front entrance door, stairs to the first floor, radiator, door to storage cupboard, UPVC double glazed window to the side and doors to:

Kitchen

10'7 x 7'8 approx (3.23m x 2.34m approx)

With wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated oven, gas hob and extractor hood, appliance space, plumbing for automatic washing machine, gas central heating boiler, breakfast bar, radiator, UPVC double glazed window to the front.

Lounge

15'3 x 14'3 approx (4.65m x 4.34m approx)

Two radiators, gas fire with 'Adam' style surround, TV point, UPVC double glazed window and sliding doors to the rear.

First Floor Landing

With access to the loft, UPVC double glazed window to the side and door to storage cupboard. Doors to:

Bedroom 1

12'8 x 8'10 plus wardrobes approx (3.86m x 2.69m plus wardrobes approx)

Two UPVC double glazed windows to the front, radiator, built-in wardrobe and TV point.

Bedroom 2

10'4 x 7'9 approx (3.15m x 2.36m approx)

UPVC double glazed window to the rear and radiator.

Bedroom 3

7'1 x 6'3 approx (2.16m x 1.91m approx)

UPVC double glazed window to the rear and radiator.

Bathroom

A white three piece suite comprising of 'L' shaped panelled bath and shower from the mains with glass screen, low flush w.c., wash hand basin with cupboard under, tiled walls and splashbacks, radiator, recessed lighting and extractor fan.

Outside

To the front there is a tarmacadam driveway providing parking for at least two cars, lawned garden and pebble dash border with shrubs. The driveway leads to the side and through a gate to the rear garden. The rear garden has a patio area and is split with a lawn to the left and pebble dash area to the right, borders with mature shrubs, garden shed and all privately enclosed with fenced boundaries. Outside tap.

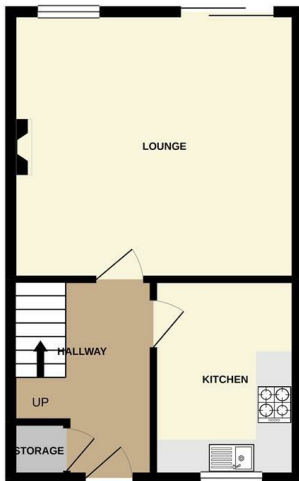
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right into Pennyfields Boulevard and right into Fulwood Drive where the property can be found towards the head of the road on the right hand side.

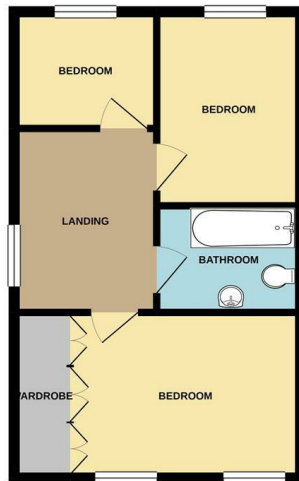
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.