Robert Ellis

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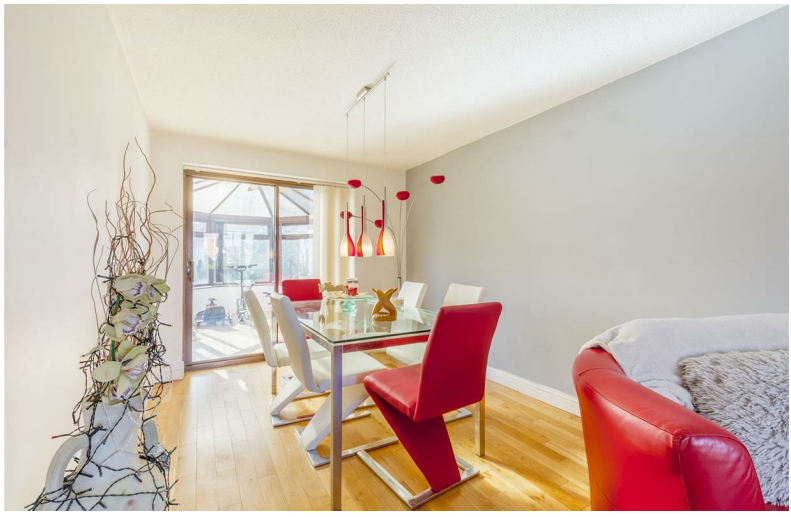

Fulwood Drive,
Long Eaton, Nottingham
NG10 3RF

O/O £325,000 Freehold

0115 946 1818

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A THREE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION WITH THE BENEFIT OF A CONSERVATORY TO THE REAR.

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owner and is perfect for a growing family with accommodation over two floors providing ample ground floor accommodation and has the benefit of a conservatory to the rear. The property is found close to local amenities and facilities that Long Eaton has to offer including a sports centre, shops and public houses. There is fantastic access to major road networks including the M1 and A52 which provide great commute links to the nearby cities of Derby and Nottingham. An internal viewing is highly recommended to appreciate the accommodation and finish on offer.

The property is constructed of brick to the external elevations all under a pitched tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall that flows onto the lounge/diner and access to the kitchen. To the rear of the property there is a conservatory with views over the rear garden. To the first floor there are three bedrooms and the family bathroom. Outside there is ample off the road parking and access to the detached double garage. The rear garden is private and enclosed and can be accessed by the kitchen, conservatory or via a side entrance from the front.

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
13'7 x 6'8 approx (4.14m x 2.03m approx)
UPVC double glazed door to the front, stairs to the first floor, understairs storage cupboard, radiator and doors to:

Cloaks/w.c.
Having a low flush w.c., wash hand basin with a vanity cupboard under, tiled splashbacsk, feature grey radiator and obscure UPVC double glazed window to the front.

Lounge/Diner
23'9 x 11' approx (7.24m x 3.35m approx)
A well proportioned room with dual aspect windows to the front and rear, two radiators, electric feature fireplace, wood flooring and access to:

Conservatory
14'2 x 8'5 approx (4.32m x 2.57m approx)
UPVC double glazed windows and doors providing access to the garden and feature wood flooring.

Kitchen
10'2 x 9'3 (3.10m x 2.82m)
A modern fitted kitchen with wall and base units with stylish work surface over, built-in oven, microwave and induction hob, in-built fridge, freezer and dishwasher, stainless steel sink, inset spotlights, double glazed window providing views over the garden and access via a UPVC door to the side.

First Floor Landing
Airing/storage cupboards, double glazed window to the side, doors to:

Bedroom 1
13'7 x 11' approx (4.14m x 3.35m approx)
Radiator and UPVC double glazed window to the front, alcove currently being used to house two free standing wardrobes.

Bedroom 2
11' x 10'2 approx (3.35m x 3.10m approx)
UPVC double glazed window to the rear overlooking the garden, radiator.

Bedroom 3
8'9 x 7' approx (2.67m x 2.13m approx)
UPVC double glazed window to the rear and radiator.

Bathroom
8'2 x 6'8 approx (2.49m x 2.03m approx)
Three piece suite comprising of a low flush w.c., pedestal wash hand basin and panelled bath with shower over, splashbacks, radiator and obscure UPVC double glazed window to the front. There is also an extractor fan and shower curtain rail.

Outside
The property has great curb appeal and stance from the road, there is ample off street parking and access to the detached garage. The rear garden is private and enclosed and comprises of a patio, laid lawn and also planted dug borders with miscellaneous shrubs and bushes. The rear garden is a fantastic asset to the property and can be accessed via the conservatory, side door from the kitchen or via the front by a side access.

Diections
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.
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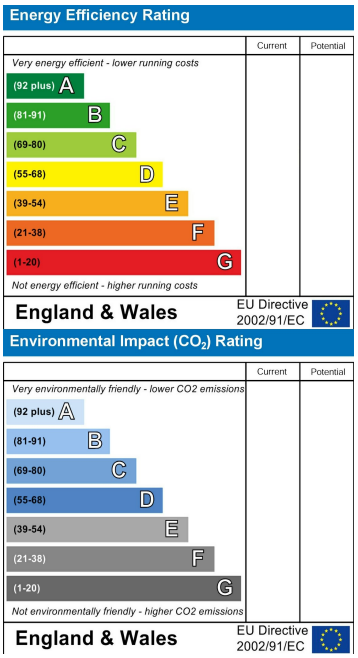

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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