



35 Fulwood Drive,
Long Eaton, Nottingham
NG10 3RF

£125,000 Freehold



THIS IS A LOVELY PROPERTY OFFERING ONE DOUBLE BEDROOM ACCOMMODATION WHICH IS LOCATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

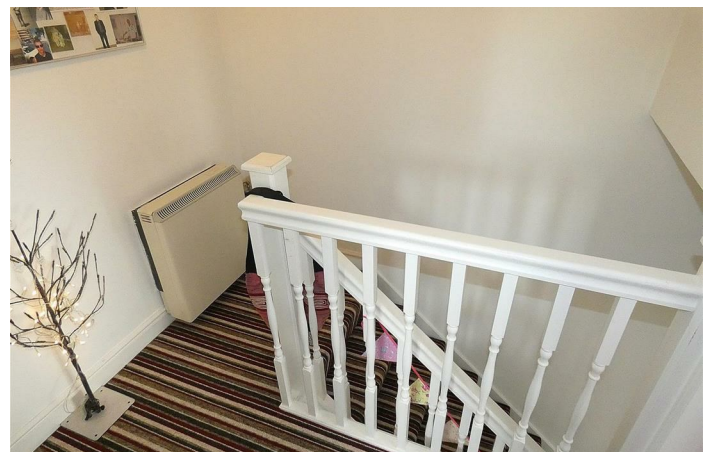
As people will see when they view this quality home, since purchasing the property a few years back, the current owner has significantly upgraded the accommodation, which now means it has the latest style of kitchen and bathroom designs and fittings as well as quality floor coverings, shutters to the front windows and tasteful decoration throughout.

We are sure this property will appeal to a whole range of people from those who might be purchasing their first property, through to somebody who is downsizing from a larger home and is in search of a property which they can walk straight into without having to carry out any work and is a home which is well placed for easy access for all the amenities and facilities provided by Long Eaton and the surrounding area.

The property was originally built by Westerman Homes and has an attractive fascia brick to the external elevations under a pitched tiled roof. The property derives the benefit of an electric heating system and from being double glazed and is entered via a newly installed stylish composite front door which takes you into the main living space which has quality flooring, stairs with a feature balustrade leading to the first floor and off this main living room there is a recently re-fitted breakfast kitchen which has a white gloss finish wall and base units and includes integrated cooking appliances. Off the kitchen there is an area beneath the stairs which now provides space for an upright fridge/freezer and a work station. To the first floor the landing leads to the double bedroom which has a large built-in wardrobe/storage cupboards and then there is the recently re-fitted luxurious bathroom which has a white suite with contrasting tiling to the walls, and as for the kitchen there is quality Karndean flooring.

Outside there is off-road parking for two vehicles, a wooden storage shed with an adjacent seating area and at the front of the property there is a large pebbled area which has been landscaped to keep maintenance to a minimum.

The property is within a few minute's drive of the Asda and Tesco superstores and other retail outlets in Long Eaton town centre, with there also being a Tesco convenience store on the edge of the Pennyfields development, healthcare and sports facilities which include the West Park leisure centre and adjoining playing fields and the transport links include junction 25 of the M1, Long Eaton station, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with bin store and stylish composite front door with three inset double opaque glazed panels leading to the:

Lounge/Living room

13'8 × 11'3 (4.17m × 3.43m)

Double glazed window to the front with quality fitted shutters, oak finish flooring, stairs with cupboard beneath and balustrade leading to the first floor and a wall mounted storage heater.

Kitchen

10'2 × 6'4 (3.10m × 1.93m)

The kitchen has been re-fitted with white gloss handleless wall and base units and includes a stainless steel sink with mixer tap and a two ring Induction hob set in a work surface which extends to two walls and has a range of cupboards, space and plumbing for automatic washing machine, double oven and drawer below, matching eye level wall cupboards with a hood over the cooking area, glazed panelling to the walls by the work surface areas, double glazed window to the side and kamdean flooring.

Storage area

Off the kitchen there is a space beneath the stairs which has power points and provides an ideal place to put an upright fridge/freezer and there is a writing shelf within this area and the kamdean flooring extends from the kitchen.

First floor landing

Balustrade continues from the stairs onto the landing, storage heater, hatched loft and airing/storage cupboard.

Bedroom 1

11'2 × 10'5 plus wardrobes (3.40m × 3.18m plus wardrobes)

Double glazed window to the front with quality shutters, large built in wardrobes/storage cupboards extending along one wall and storage heater.

Bathroom

The bathroom has been completely re-fitted and has a luxurious feel with a white contemporary suite including a panelled bath with mixer tap and shower, pedestal hand

basin with mixer tap and low flush W.C, contrasting tiling to the walls, double opaque glazed window and kamdean flooring.

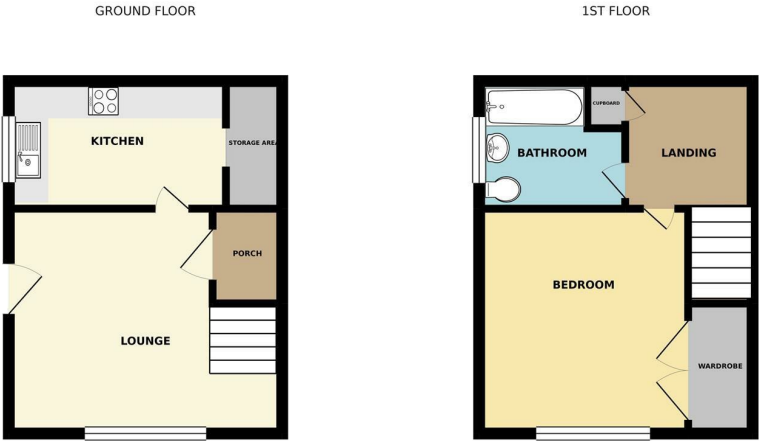
Outside

Large pebbled area at the front of the property which has been landscaped to keep maintenance to a minimum and there is fencing to the right hand boundary between next door's property and the property we are marketing. At the side there is off-road car standing for two vehicles, a wooden shed which will be included in the sale and in front of the shed there is a seating area. Next to the front door there is a bin store.

Directions

Proceed out of Long Eaton along Derby Road passing Trent College and proceeding onto the traffic island. Turn left into Wilsthorpe Road and at the next mini island turn right into Pennyfields Boulevard. Fulwood Road is then found as a turning on the right hand side where the property can be found in the cul-de-sac on the left hand side as identified by our for sale board.

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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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35 Fulwood Drive, Long Eaton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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.