

HoldenCopley

PREPARE TO BE MOVED

Fulwood Drive, Long Eaton, Derbyshire NG10 3RF

Guide Price £330,000 - £335,000

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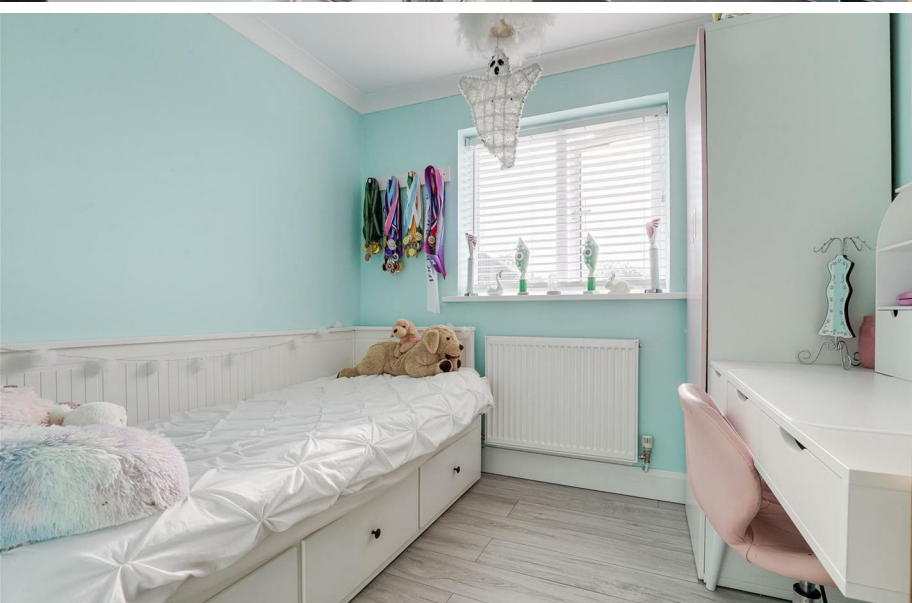
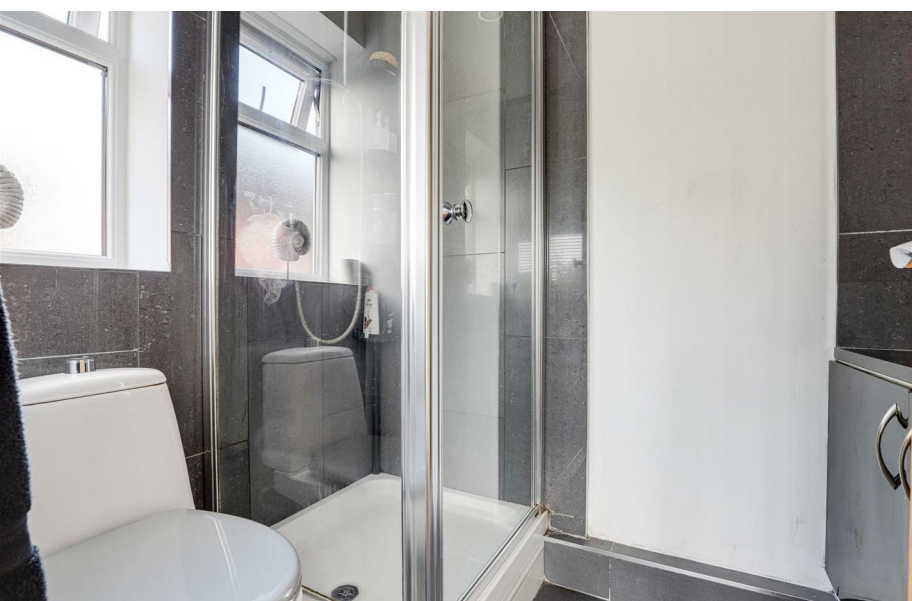
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WELL-PRESENTED THROUGHOUT...

Introducing this three-bedroom detached house, meticulously maintained and beautifully presented throughout. This property offers a splendid living experience in a desirable location. As you step through the welcoming entrance hall, you'll immediately be struck by the sense of space and comfort that characterises this home. The ground floor boasts an elegant bay-fronted living room, which bathes in natural light, providing the perfect setting for relaxation and family gatherings. The heart of the home is a modern fitted kitchen/diner that features a captivating central island, where culinary creativity knows no bounds. This open-plan design seamlessly connects to a charming conservatory, creating a spacious and inviting environment for dining and entertaining. A convenient W/C on this level adds practicality to the layout. Ascending to the first floor, you'll find three well-proportioned bedrooms, each offering a tranquil retreat for you and your family. A three-piece bathroom suite provides a relaxing space for unwinding after a long day. Outside, the property is further enhanced with a driveway, ensuring ample parking. The private enclosed garden is a true gem, featuring an artificial lawn that requires minimal maintenance, a stylish block-paved seating area for alfresco dining and a purpose-built bar area, perfect for hosting outdoor gatherings or simply enjoying the fresh air. This property is situated in a quiet cul-de-sac within the popular Pennyfields Estate and is within close proximity to playing parks, various local amenities and facilities together with excellent transport links, easy commuting links via the M1 and catchment to great schools.

MUST BE VIEWED





- Detached House
- Three-Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Conservatory
- Ground Floor W/C
- En-Suite & Stylish Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 6'5" (1.84m x 1.98m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, recessed spotlights, a UPVC double-glazed obscure window to the side elevation and a single composite door providing access into the accommodation.

Living Room

12'10" x 16'10" (3.92m x 5.14m)

The living room has laminate flooring, a feature media wall with a decorative wooden surround and a log burner, a TV point, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation.

W/C

7'4" x 3'3" (2.25m x 1.00m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a radiator, recessed spotlights, coving to the ceiling and a UPVC double-glazed obscure window to the rear elevation.

Kitchen/Diner

14'4" x 25'3" (4.38m x 7.71m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated double gas oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a feature island with an integrated wine rack, tiled splashback, a TV point, an in-built storage cupboard, tiled flooring with underfloor heating, coving to the ceiling, recessed spotlights and is open plan to the conservatory. The conservatory is currently being used as a dining room and has tiled flooring, a UPVC double glazed window surround, a polycarbonate roof and UPVC double French doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

Master Bedroom

10'8" x 12'3" (3.26m x 3.75m)

The master bedroom has laminate flooring, a radiator, access to the en-suite, coving to the ceiling and a UPVC double glazed window to the rear elevation

En-Suite

4'8" x 7'10" (1.44m x 2.39m)

The en-suite has a low-level dual flush W/C, a countertop wash basin with a storage cupboard and a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Two

12'10" x 10'11" (3.92m x 3.33m)

The second bedroom has laminate flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

7'10" x 8'0" (2.41m x 2.46m)

The third bedroom has laminate flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

6'8" x 5'6" (2.04m x 1.70m)

The bathroom has a low-level flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a freestanding oval bath with a hand-held shower fixture, a chrome heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a well-maintained lawn, a range of plants and shrubs, a driveway providing off-road parking and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a block paved seating area, two artificial lawned areas, a pergola with a purpose-built bar area, a range of plants and shrubs, a shed, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	68
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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