

# HoldenCopley

PREPARE TO BE MOVED

Pennyfields Boulevard, Long Eaton, Derbyshire NG10 3QJ

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Guide Price £500,000 - £525,000



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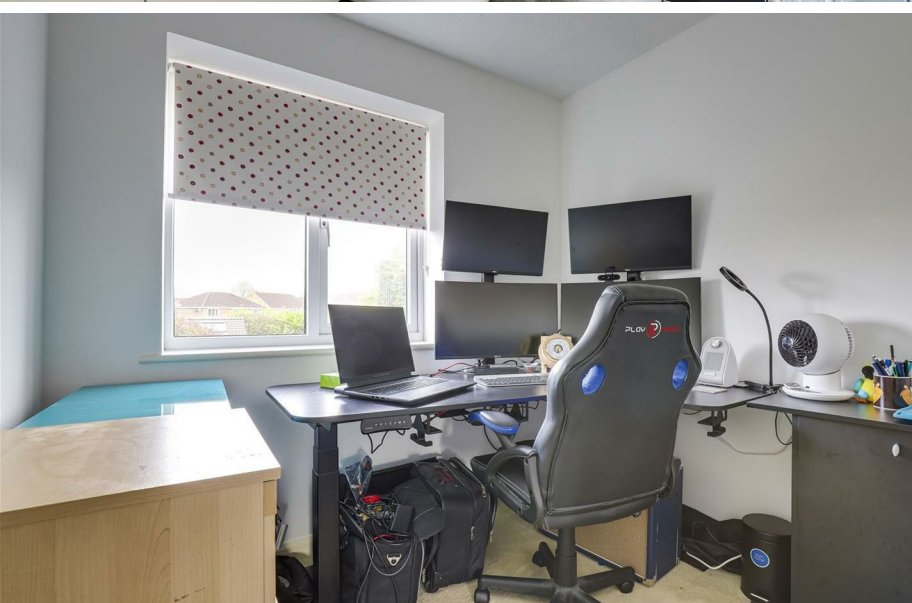
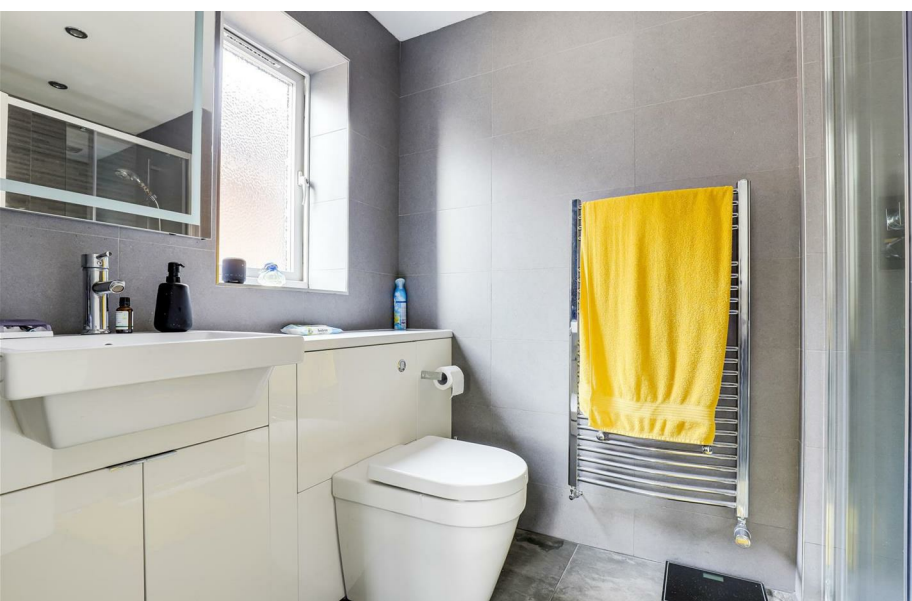
THE PERFECT FAMILY HOME...

Nestled within the sought-after Pennyfields Boulevard, this meticulously maintained home is perfectly suited for growing or established families, as it presents a lifestyle of comfort and convenience. Boasting a prime location, residents will enjoy seamless access to a plethora of local amenities, including esteemed schools, shops, supermarkets, pubs, and delectable restaurants. With excellent transport links via regular bus services and swift commuter access to major thoroughfares such as the M1, A52, and nearby train station, connectivity is effortless. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, perfect for gatherings and relaxation. The modern fitted kitchen seamlessly flows into a generously sized family room, adorned with a half-vaulted ceiling, skylight windows, and bi-folding doors that effortlessly merge indoor and outdoor living, opening onto the landscaped rear garden. Completing this level is a convenient utility room and WC. Ascending to the first floor, four well-appointed bedrooms await, each boasting in-built wardrobes for ample storage. A bathroom suite and an en-suite to the master bedroom provide refined comfort and convenience. Outside, the front driveway offers parking and access to the integral garage, while the meticulously landscaped rear garden beckons with a Porcelain patio, decking area, and a lawn, creating an idyllic backdrop for outdoor enjoyment and relaxation.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Open Plan Family Room
- Utility & W/C
- Two Bathroom Suites
- Landscaped Garden
- Driveway & Garage
- Popular Location











## GROUND FLOOR

### Entrance Hall

10'3" x 6'5" (3.13m x 1.96m)

The entrance hall has carpeted stairs, a radiator, a wall-mounted thermostat, a wall-mounted security alarm panel, a UPVC double-glazed panelled window to the front elevation, and a single composite door providing access into the accommodation.

### Living Room

10'5" x 18'5" (3.20m x 5.63m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a recessed feature fireplace, and two radiators.

### Kitchen

9'5" x 19'3" (2.89m x 5.87m)

The kitchen has a range of fitted base and wall units with a wrap-around worktop and breakfast bar, an undermount sink with a swan neck mixer tap, an integrated Neff double oven, an induction hob with an angled extractor fan, space for an American-style fridge freezer, recessed spotlights, a vertical radiator, and open plan to the family room.

### Utility Room

6'2" x 5'1" (1.89m x 1.56m)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted BAXI boiler, tiled splashback, tiled flooring, an extractor fan, and a radiator.

### W/C

2'9" x 5'1" (0.84m x 1.56m)

This space has a low level flush W/C, a wash basin, tiled splashback, a radiator, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

### Family Room

24'10" x 12'0" (7.57m x 3.66m)

The family room has a half-vaulted ceiling with three skylight windows, recessed spotlights, a TV point, two radiators, two vertical radiators, and bi-folding doors with integral blinds opening out onto the rear patio.

## FIRST FLOOR

### Landing

16'7" x 6'6" (5.06m x 1.99m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, an in-built cupboard, access to the boarded loft, and provides access to the first floor accommodation.

### Master Bedroom

11'2" x 11'9" (3.42m x 3.59m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted sliding door wardrobe, and access into the en-suite.

### En-Suite

7'11" x 5'4" (2.43m x 1.65m)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin, a walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, fully tiled walls, a chrome extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

9'11" x 8'3" (3.04m x 2.53m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, and an in-built wardrobe.

### Bedroom Three

9'4" x 11'5" (2.87m x 3.49m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built triple wardrobe.

### Bedroom Four

7'5" x 6'6" (2.27m x 1.99m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and an in-built wardrobe.

### Bathroom

6'4" x 6'7" (1.95m x 2.03m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking, various shrubs, and access into the single garage.

### Garage

The garage has a roller shutter door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with a Porcelain patio area, a lawn, a decked seating area, a range of plants and shrubs, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media or Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All voice & 4G, some 3G or 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

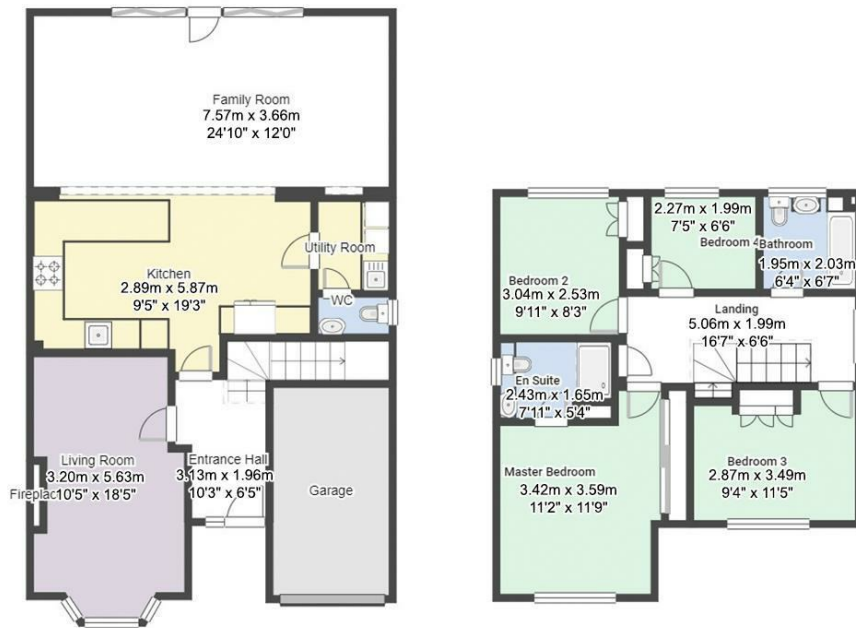
## DISCLAIMER

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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