

10 Penmoor Close, Long Eaton, NG10 3RH

£385,000



DESCRIPTION & ACCOMMODATION

MODERN FOUR BED DETACHED FAMILY HOME
DRIVEWAY & GARAGE
BRAND NEW KITCHEN
EN-SUITE TO MASTER BEDROOM
DOWNSTAIRS CLOAKS/WC
LOVELY GARDEN TO THE REAR
READY TO MOVE INTO & NO ONWARD CHAIN
POPULAR PENNYFIELDS LOCATION
EARLY INTERNAL VIEWING ADVISED

NEW PRICE AND EARLY SALE REQUIRED
FOUR BED DETACHED FAMILY HOME ON THE PENNYFIELDS DEVELOPMENT
POPULAR LOCATION AND IN CUL DE SAC POSITION
DRIVEWAY & GARAGE WITH GENEROUS GARDEN TO THE REAR. INTERNAL VIEWING
ADVISED TO FULLY APPRECIATE THIS STUNNING PROPERTY



DESCRIPTION & ACCOMMODATION

* NO ONWARD CHAIN *

* EARLY INTERNAL VIEWING ADVISED *

* NEW PRICE AND EARLY SALE REQUIRED *

A fabulous modern four bed detached family home located on the ever popular Pennyfields Development Close to West Park leisure centre, Long Eaton railway station, Trent College and with a range nearby facilities including shops Doctors surgery and range of bus routes nearby.

The property is just a few minutes drive from Long Eaton town centre with a variety of local and high street stores, leisure facilities, doctors surgeries, dentists and good local schools - this is certainly an area popular with families!!

10 Penmoor Close is also well situated for access to A52 and J25/M1 and the Long Eaton railway station which gives ease of access for commute to Derby, Nottingham and beyond - you will not struggle to commute further afield!

Briefly comprising of a welcoming entrance hall with doors to storage cupboard, downstairs cloaks/wc, brand new kitchen with utility and spacious lounge diner with patio doors to the rear garden. To the first floor there is a stunning landing with doors to all bedrooms including a master bedroom with en-suite, serviced by a modern family shower room.

Outside of the property there is a garage and off street parking for two vehicles and an enclosed well kept rear garden enclosed with fencing.

Early internal viewing is advised. Call our office on 0115 972 7808 to arrange your accompanied viewing

ENTRANCE HALL

With composite door fitted and glazed side panels into a lovely entrance hall with stairs ascending to first floor, door to a useful storage cupboard, modern central heating radiator and doors to:

CLOAKS/WC

Comprising of low flush w/c, hand wash basin with drawers beneath and mixer tap over. Half height tiling to the walls.

KITCHEN

11'11" x 8'7" (3.63m x 2.62m)

With a BRAND NEW kitchen comprising of a range of modern wall and base units, beneath round edge work surfaces with a one and a half bowl sink drainer unit with pull down spray kitchen tap over, space and plumbing for a dishwasher and integrated electric oven with five burner gas hob and extractor hood over. Double glazed window to the front elevation and spotlights to the ceiling.

Door to:

UTILITY

Again, this is undergoing refurbishment but will comprise of worktop with plumbing space underneath for washing machine and tumble dryer. Sink and drainer unit with mixer tap over and additional space for a freestanding fridge/freezer. Double glazed door to the side giving access to the rear garden.

LOUNGE thru DINING ROOM

23'11" x 11' (7.29m x 3.35m)

A bright and spacious lounge through dining room with sliding patio doors to the rear garden plus a double glazed window to the rear elevation. Modern central heating radiator, tv/power points, spotlights to the ceiling and laminate flooring throughout. from the entrance hallway stairs ascending to:





FIRST FLOOR LANDING

A spacious and attractive landing area with double glazed window to the front elevation, central heating radiator, door to a storage cupboard (housing the combination boiler), loft access with drop down ladder and doors to all bedrooms and shower room.

MASTER BED WITH EN-SUITE

12'3" x 11'11" (3.73m x 3.63m)

Master bedroom with built in wardrobes giving ample storage space, double glazed window to the rear elevation, central heating radiator and sliding glass door to;

EN-SUITE with modern wall mounted WC and modern vanity unit with wash hand basin and ample storage beneath. Contemporary style walk in shower with modern mains fed shower. Tiled throughout and double glazed window to the side elevation.

BEDROOM TWO

14'5 x 8'5 (4.39m x 2.57m)

A generous double bedroom with double glazed window to the front elevation, central heating radiator and power points.

BEDROOM THREE

11'4 x 11'1 (3.45m x 3.38m)

Another generous double bedroom with double glazed window to the rear elevation, central heating radiator and power points.

BEDROOM FOUR

8'8" x 7'9" (2.64m x 2.36m)

A small double bedroom with double glazed window to the front elevation, central heating radiator and power points.

SHOWER ROOM

6'9 x 8'7 (2.06m x 2.62m)

A modern shower room with low flush w/c, hand wash basin with mixer tap over and storage beneath, walk in shower cubicle with mains fed shower and ladder style radiator. Double glazed window to the side elevation, spotlights to the recess and tiled throughout.

OUTSIDE

To the front of the property there is a driveway for two vehicles, flower beds and low hedge to one side. There is side access with a gate leading to the rear garden. At the rear of the property, there is a well kept garden fully enclosed with Patio/seating area and lawn surrounded by close boarded fencing.

GARAGE

Access through up and over door with power and lighting.

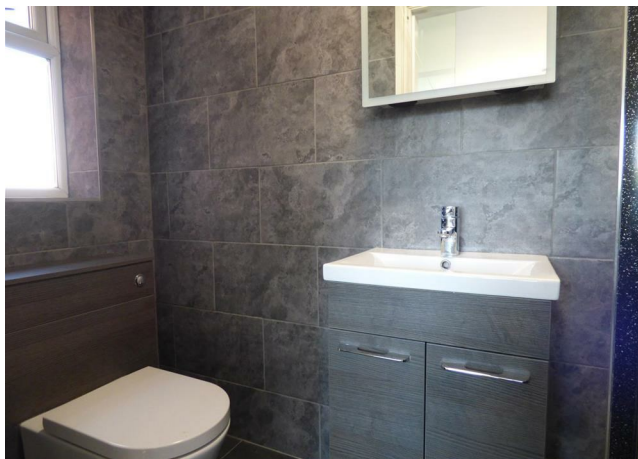
TENURE & VIEWING

TENURE

Freehold with vacant possession upon completion

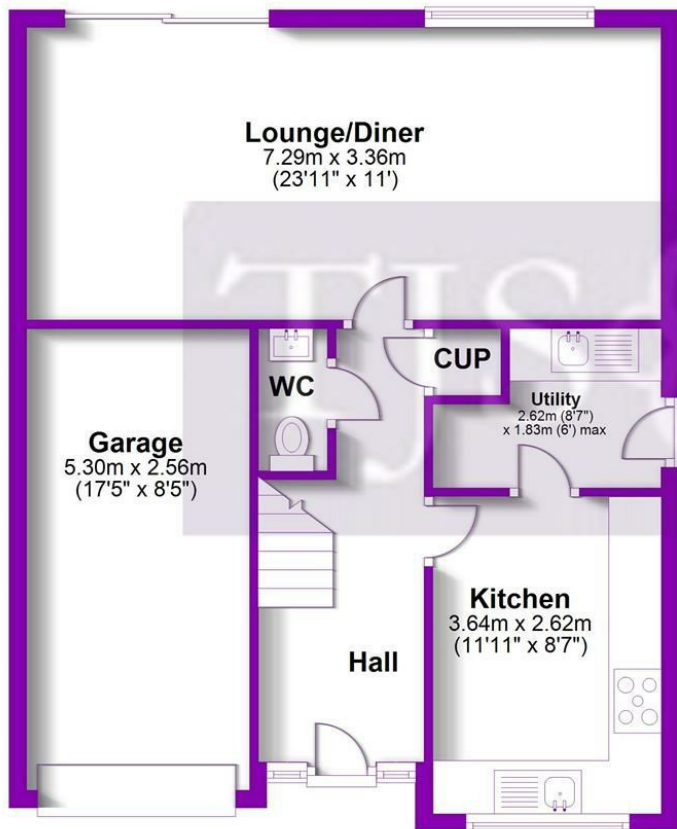
VIEWINGS

Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required.



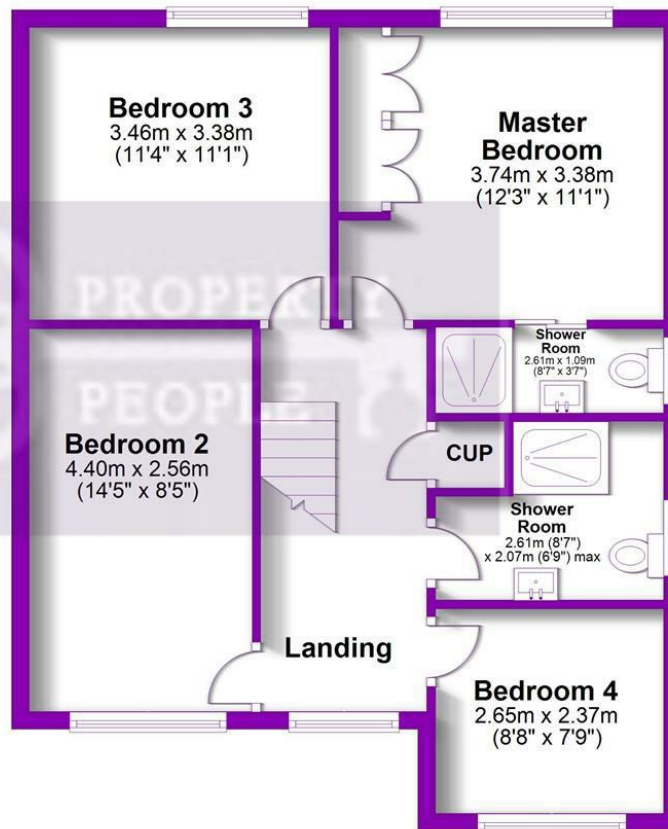
Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.7 sq. feet)

TJS Reference: 1623

Property Type: House - Detached

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Postal Code: NG10 3RH

EPC: C

Directions

From our office on Market Place, take the first turning at the traffic island onto Derby Road, proceed towards the next traffic island at Eaton Farm, take the first turning onto Wilsthorpe Road and proceed across one traffic island until the traffic island at Tesco onto Cranfleet Way, proceed until turning left into Fullwood Drive and take the first left onto Sandwell Close and then left again into Penmoor Close where number 10 will be found on the right hand side of the cul de sac clearly identified by our For Sale board.

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	
			76 86

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	
			74 84

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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