Robert Ellis

look no further...







Pennyfields Boulevard,
Long Eaton, Nottingham
NG10 3QJ

£625,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



THIS IS AN IMPRESSIVE FIVE BEDROOM DETACHED PROPERTY PROVIDING A LOVELY FAMILY HOME WITH A PRIVATE SOUTHERLY FACING REAR GARDEN WHICH IS CLOSE TO EXCELLENT LOCAL AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being situated on the highly regarded Pennyfields Boulevard, this substantial detached house provides an excellent family accommodation which since being originally built by Westerman Homes has been extended at the rear to provide enlarged ground floor living areas, an integral double garage and ample off the road parking. The house is well placed for easy access to the excellent local schools provided by Long Eaton including The Elms, Trent College and the Wilsthorpe Academy and is also close to West Park which is a lovely place to walk and there is a leisure centre with a swimming pool and other exercise facilities. For the size and layout of the accommodation and privacy of the southerly facing garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this large detached home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door the house includes a welcoming reception hall with a convenient ground floor w.c. off, the main lounge is an impressive and flexible room currently providing sitting and dining areas, but could simply be the main living room for the house and a second large sitting room with two sets of French doors leading out to the rear garden. There is also a dedicated home office/ study fitted with quality cabinetry providing two work stations and extensive builtin storage - ideal for home or hybrid working. At the front of the property there is the generous living/dining kitchen with the kitchen being fitted with cream gloss units and having integrated appliances, while a box bay window brings plenty of natural light into the dining area. A seperate utility room is positioned at the rear of the kitchen and provides convenient access to the side of the property. On the first floor the spacious landing leads to the five well proportioned bedrooms with the principle bedroom having two dressing areas with fitted wardrobes and there is the en-suite bathroom with a shower over the bath. The second bedroom also enjoys its own en-suite shower room/w.c. and there is the main family bathroom which has a shower over the bath position. Outside there is the integral double garage with an electrically operated up and over door to the front, a double width drive which provides off road parking for four vehicles, there is a lawn in front of the house and at the rear a large private, southerly facing garden with a patio providing an ideal setting for outdoor dining and entertaining leading onto an extensive lawn with established boarders and there is fencing to all three boundaries.

The property combines a peaceful residential setting with excellent access to Long Eaton's many amenities. The town centre is only a few minutes away by car, offering a wide range of shops and supermarkets, including Asda, Tesco, Lidl and Aldi, while a Tesco convenience store is within walking distance of the house. The West Park and West Park Leisure Centre only being a few minutes walk away, providing excellent recreational facilities and extensive open spaces and nearby countryside also offers opportunities for walking and enjoying the outdoors. For commuters the property is conveniently located to junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and surrounding road network provides good access to Nottingham, Derby and the wider East Midlands.





Porch
The open porch has an outside light and stylish composite front door with two inset etched double glazed leaded panels leading into:

Reception Hall
Stairs with balustrade leading to the first floor, radiator, vinyl flooring, cloaks hanging and panelled doors leading to the cloaks/w.c., lounge and dining kitchen.

Cloaks/w.c.
The ground-floor WC has a low flush WC, a wall mounted hand basin with a mixer tap and tiled splash back, radiator, an extractor fan and vinyl flooring.

Lounge
19'5 x 11'3 approx (5.92m x 3.43m approx)
The main lounge currently has a sitting and a dining areas and has double glazed, double opening French doors with fitted blinds leading out to the patio at the rear of the property, two radiators, carpeted flooring and there is a walk way from the lounge to a second sitting room.

Sitting Room
19'9 x 11'8 approx (6.02m x 3.56m approx)
This additional large open plan sitting/living room has two pairs of double opening, double glazed French doors leading out to the patio at the side and to the lawned garden and all the French doors and windows have fitted blinds, TV aerial point, radiator and carpeted flooring.

Study
11'9 x 7'3 approx (3.58m x 2.21m approx)
The study has a double glazed window with a fitted blind overlooking the rear garden, fitted desk and office furniture units including a surface which extends to two walls and has filing drawers, cupboard and further storage drawers below with seating positions for two people, a double shelved book case/storage cupboard, eye level cupboards and shelving, a radiator, carpeted flooring and there is an internal door leading into the garage from the study.

Dining Kitchen
19'5 to 9'2 x 14'5 to 10'5 plus bay (5.92m to 2.79m x 4.39m to 3.18m plus bay)
The dining kitchen is fitted with cream gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring Samsung induction hob set in a work surface which extends to two walls and has cupboards, wide drawers, double oven, the corner cupboard has pull out carousels and an integrated dishwasher below with the cupboard at the end having a curved door, a central island/breakfast bar with drawers and cupboards with curved doors below, an integrated upright fridge and freezer and a pull out racked larder storage system, matching eye level wall cupboards with lighting under and a hood and back plate to the cooking area, double glazed windows to the front and side, recessed lighting to the ceiling, a power point with a USB charging point, vinyl floor covering which extends into the dining/living area and there is an archway leading into the utility room.

In the living/dining area there is a double glazed box bay window to the front, two radiators and vinyl flooring.

Utility Room
6' x 7'2 approx (1.83m x 2.18m approx)
The utility room has a circular stainless steel sink and a mixer tap set in a work surface with two cupboards and space for an automatic washing machine below, matching eye level wall cupboards, a composite door with inset double glazed panel with a fitted blind leads to the outside, a double glazed window to the side, radiator and vinyl floor covering.

First Floor Landing
The balustrade continues from the stairs onto the landing, there is a hatch to the loft, radiator, carpeted flooring, a double glazed window with a fitted privacy blind to the side, a double built-in cupboard which houses the Logic Heat 24 gas central heating boiler and a large hot water storage tank and panelled doors lead to the bedrooms and bathroom.

Bedroom 1
18'9 x 9'11 approx (5.72m x 3.02m approx)
Two double glazed windows with fitted Roman blinds to the front, double fitted wardrobe with shelving and hanging space, a matching unit with 9 drawers and two matching bedside drawer units, two radiators, TV aerial point, carpeted flooring and access to two dressing areas and the en-suite bathroom.

Dressing Area 1
Having two double built-in wardrobes providing hanging space and shelving, a mirror fronted wall mounted cabinet, radiator, recessed lighting to the ceiling and carpeted flooring.

Dressing Area 2
Two double built-in wardrobes with hanging space and shelving, a mirror to one wall, radiator, recessed lighting to the ceiling, carpeted flooring and a door leading into:

En-Suite Bathroom
The en-suite to the main bedroom has a P shaped bath with a wall mounted mixer tap and a mains flow shower, tiling to three walls and a curved protective screen, hand basin with a mixer tap and double cupboard below, low flush w.c., tiling to the walls by the sink and w.c. areas, wall mounted mirror fronted shelved cabinet, recessed lighting to the ceiling, chrome ladder towel radiator, extractor fan, vinyl flooring, electric shaver/toothbrush point and a shaving mirror to the wall by the sink position and an opaque double glazed window with a fitted blind.

Bedroom 2
15'4 to 10'6 x 9'6 approx (4.67m to 3.20m x 2.90m approx)
Double glazed window to the front, there is a fitted desk with drawers below, a matching bedside drawer unit and a double wardrobe with shelf and hanging space, a radiator and carpeted flooring.

En-Suite
The en-suite to the second bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, a low flush w.c. and a wall mounted hand basin with mixer taps and a mirror and light with an electric shaver point to the wall above, tiling to the walls by the sink and w.c. areas, a double mirror fronted vanity cupboard, recessed lighting to the ceiling, a chrome ladder towel radiator, vinyl flooring and an extractor fan.

Bedroom 3
11'8 max x 9'8 approx (3.56m max x 2.95m approx)
Double glazed window with a fitted blind to the front, radiator and carpeted flooring.

Bedroom 4
11'6 x 11'5 approx (3.51m x 3.48m approx)
Double glazed window with a fitted Roman blind to the rear, two double wardrobes providing hanging space and shelving and a central drawer unit, carpeted flooring and a radiator.

Bedroom 5
8'3 x 7'9 approx (2.51m x 2.36m approx)
Double glazed window with fitted vertical blind to the rear, radiator and carpeted flooring.

Bathroom
The main bathroom has a P shaped bath with a wall mounted mixer tap with an attached mains flow shower, tiling to three walls and a curved, protective glazed screen, hand basin with a mixer tap and a mirror with a light and electric shaver point to the wall above and there are cupboards and drawers beneath the sink, a low flush w.c., tiling to the walls by the sink and w.c. areas, a chrome ladder towel radiator, opaque double glazed window with a fitted blind, recessed lighting to the ceiling, an extractor fan and vinyl floor covering.

Outside
At the front of the property there is a double width driveway which provides off road parking for up to four vehicles, block edging to either side of the drive, lawn with railings to the front and fence and hedging to the right hand boundary and to the left hand side of the property there is a gate providing access to the path which extends down the side of the house to the rear garden and there are further railings to the left hand boundary, there are external power points at the side of the house and security lighting above the garage door.

At the rear there is a slabbed patio with a path extending to storage space to the right hand side of the property where there is a wooden shed positioned and there is an outside water supply, a wall mounted drying line and outside light by the door leading out from the utility room. The slabbed pathway extends across the rear of the house and joins the path which runs down the left hand side of the property, there is a good size lawned garden with a mature border running along the bottom of the garden, fencing to the three boundaries and there is up and down lighting running across the back of the house.

Garage
18'11 x 16'10 approx (5.77m x 5.13m approx)
The garage has an electric up and over door to the front, the electric consumer unit is mounted on the wall in the garage, there is an internal door to the study and power points and lighting are provided in the garage.

Directions
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 Pennyfields Boulevard and the property can be found on the left hand side
9557MP

Council Tax
Erewash Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

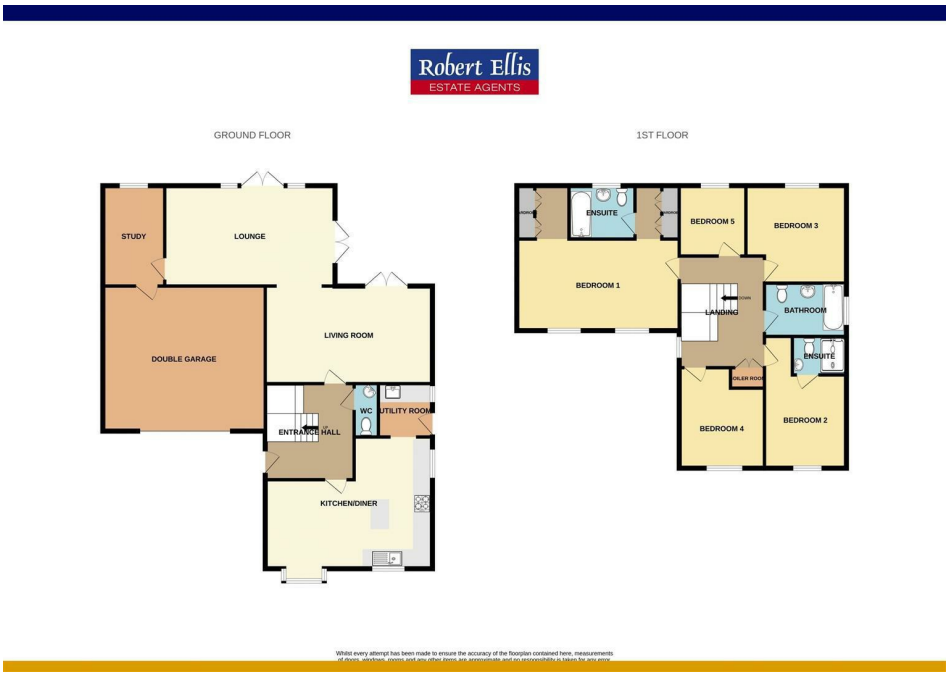




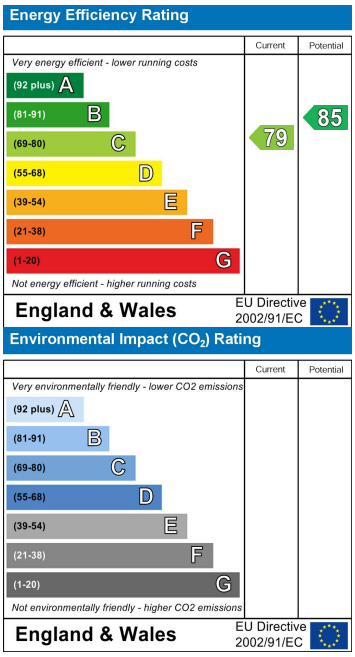












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818