

Fulwood Drive,  
Long Eaton, Nottingham  
NG10 3RF

**£220,000 Freehold**

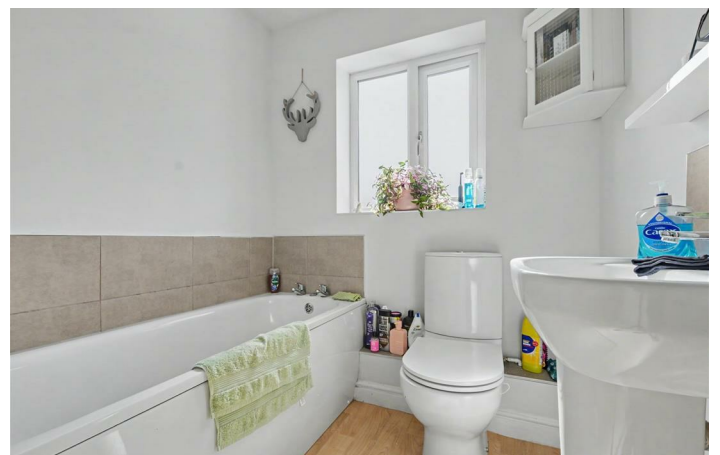
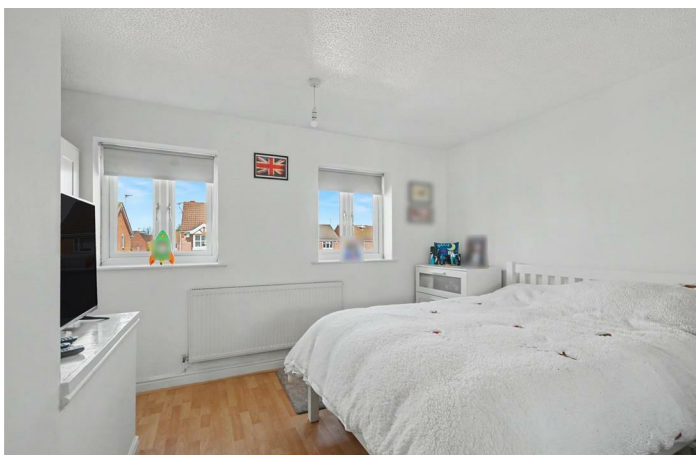


A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH DRIVEWAY, REAR GARDEN AND SITUATION IN A QUIET CUL DE SAC.

Robert Ellis are extremely pleased to bring to the market this ideal two bedroom semi detached house situated on the popular Pennyfields estate IN A QUIET CUL-DE-SAC. The property would suit a whole range of buyers, from buy to let investor Landlords, through to first time buyers looking to get themselves onto the property ladder and has recently had new windows and doors fitted and a new bathroom fitted. A viewing is a must to fully appreciate everything this property has to offer.

The property was constructed by Westerman Builders and derives the benefits of modern conveniences such as gas central heating and double glazing. In brief, the accommodation comprises entrance hallway, dining kitchen and living room, whilst to the first floor there are two bedrooms and a separate family bathroom. The property also benefits from a driveway, providing ample off-street parking with a further garden laid to lawn to the front.

Set within easy reach of all the shopping facilities offered by Long Eaton, including ASDA and Tesco Superstores and many retail outlets, schools for all ages, Healthcare and sports facilities including West Park Leisure Centre, Trent Lock Golf Club and excellent transport links including junction 25 of the M1, Long Eaton and East Midlands Parkway railway stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby alike.



### Entrance Hallway

10 x 5'8 approx (3.05m x 1.73m approx)

UPVC double glazed door to the front, staircase to the first floor landing, laminate floor covering, wall mounted radiator, ceiling light point, wall mounted electricity consumer unit, under-stairs storage cupboard with panel doors leading off to:

### Kitchen

6'9 x 10'5 (2.06m x 3.18m)

With a range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 sink with mixer tap above, double glazed window to the front, wall mounted radiator, ceiling light point, wall mounted refitted Baxi gas central heating combination boiler, tiled splashbacks, integrated oven with four ring gas hob over, space and plumbing for automatic washing machine, space and point for free-standing fridge/freezer.

### Lounge Diner

13'3 x 13'3 approx (4.04m x 4.04m approx)

Laminate floor covering, wall mounted radiator, ceiling light point, UPVC double glazed patio door leading to the rear garden and additional double glazed window to the rear, feature Adam style fireplace incorporating wooden surround with marble hearth and back panel with inset living flame gas fire.

### Landing

6'1 x 2'8 approx (1.85m x 0.81m approx)

UPVC Double glazed window to the side, loft access hatch, airing cupboard housing radiator and additional storage, doors leading to bedrooms and family bathroom..

### Bedroom One

13'3 x 12'2 approx (4.04m x 3.71m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point and laminate floor covering.

### Bedroom Two

10'7 x 6'8 approx (3.23m x 2.03m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point and laminate floor covering.

### Bathroom

7'8 x 6 approx (2.34m x 1.83m approx)

A white three piece suite comprising of a panelled bath with electric Mira shower over, pedestal wash hand basin and low flush w.c., UPVC double glazed window to the rear, tiled splashbacks, wall mounted radiator, ceiling light point and extractor fan.

### Outside

Garden laid to lawn with pathway to the front of the property and double driveway providing ample off-street vehicle hard standing. To the rear of the property there is a good size enclosed garden, being laid mainly to lawn with fencing to the borders, large paved patio area and shrubs planted to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road, take the left turning at the traffic island into Wilsthorpe Road. Turn right at the mini island, adjacent to West Park Leisure Centre into Pennyfields Boulevard and continue for some distance, taking a turning on the right hand side into Fulwood Drive and the property is located towards the end of the cul de sac clearly identified by our For Sale board.

9248JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps, Superfast 35mbps,

Ultrafast 1000mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

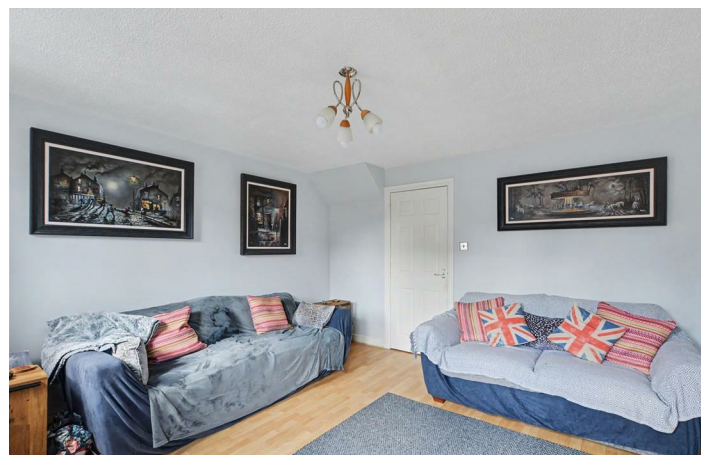
Flood Risk – Low, surface water low

Flood Defenses – No

Non-Standard Construction – No

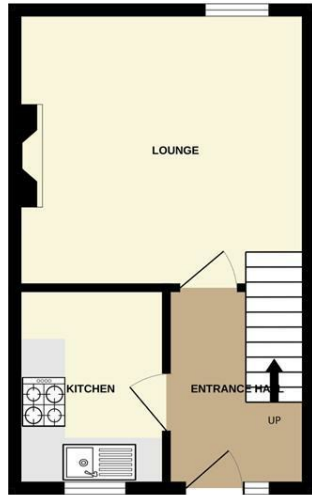
Any Legal Restrictions – No

Other Material Issues – No

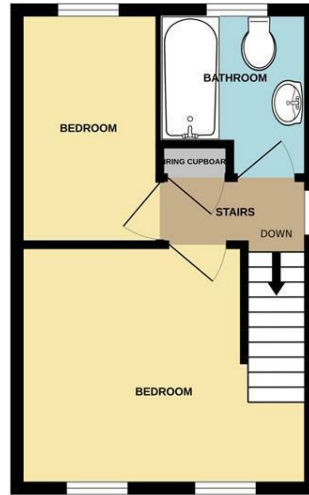




GROUND FLOOR



1ST FLOOR



46 FULLWOOD DRIVE, PENNYFIELDS, LONG EATON

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.