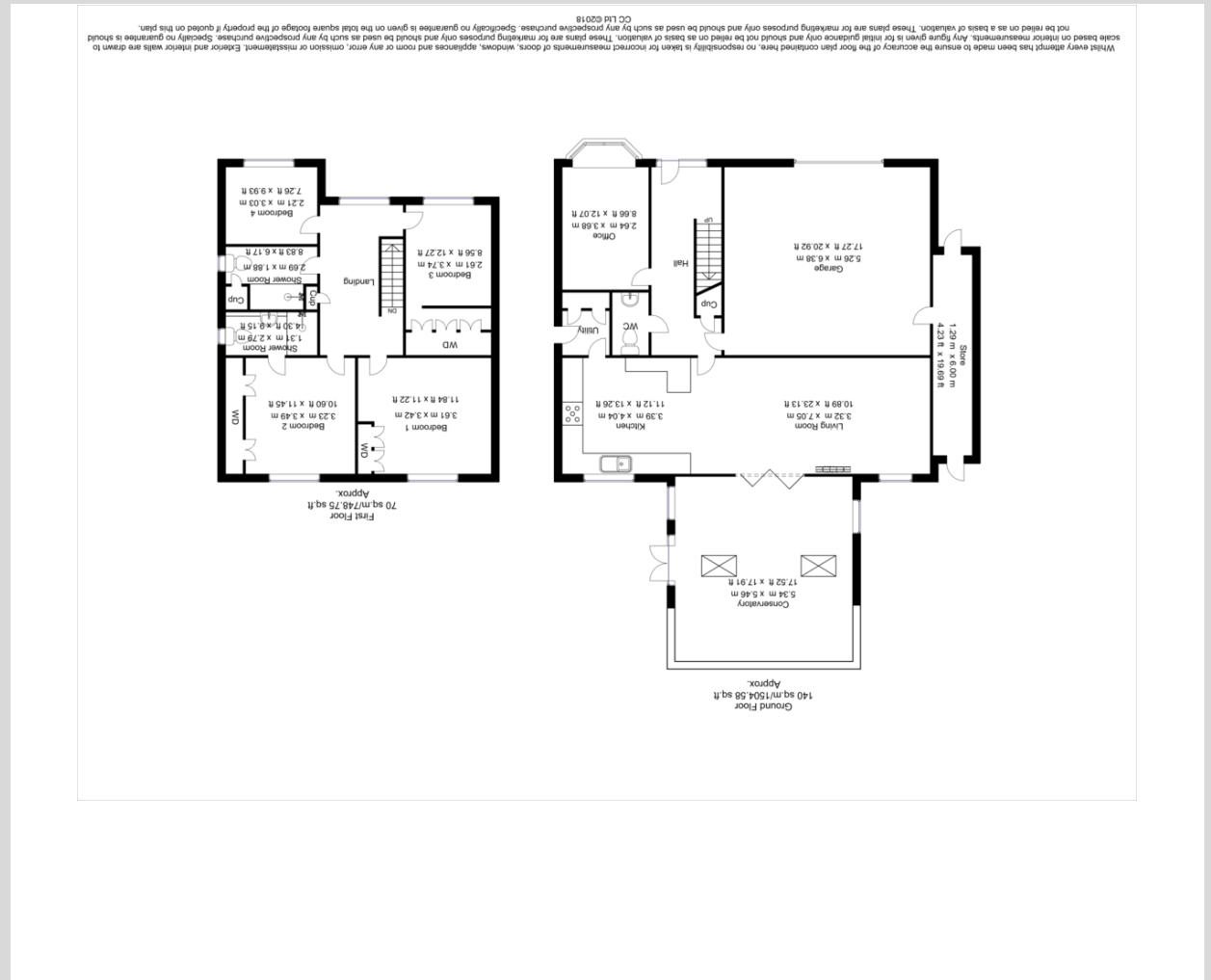


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	80 C



ESTATE AGENTS, VALUERS AND AUCTIONEERS  
**WALLACE · JONES**



Derby Road  
Long Eaton  
Nottingham  
NG10 1LU  
Tel: 01159468946  
enquiries@wallacejones.net  
www.wallacejones.co.uk

11 Brentnall Close, Long Eaton, NOTTINGHAM, NG10 3RN

Asking Price Of £450,000



Four bedroom detached house located in Long Eaton, Nottingham

Four double bedroom detached house situated on the prestigious Pennyfields development, immaculately presented, this spacious property offers well proportioned accommodation throughout.

## Property Description

A four double bedroom detached house immaculately presented and situated on the prestigious development of the Pennyfields Estate in Long Eaton. This large detached south facing home which was originally built by Westerman Homes offers well proportioned family living with its ample reception rooms, four double bedrooms of which three have built in wardrobes, en suite to master, large double garage and conservatory that really has the WOW factor.

This house derives all the benefits from having gas central heating and full uPVC double glazing and includes a reception hall with a ground floor WC, door to integral garage, lounge, open plan kitchen/breakfast and dining area, separate utility area and French doors leading to the large conservatory which provides a further reception room with bi fold doors and separate French doors to the rear private enclosed garden. The well fitted kitchen has integrated appliances and breakfast bar with granite work surface areas, with an open plan feel to both the dining room and living room. To the first floor the landing leads to the four double bedrooms, with the main bedroom having an en-suite shower room and further family bathroom. Outside, there is a double garage and double driveway to the front and a landscaped low maintenance garden incorporating well established shrub beds to the right hand side, with access leading to both sides of the property. There is a lean-to access with double glazed doors to the front and rear, leading to the rear with large slab patio area, flower and shrub borders which extends and continues to the low maintenance, well landscaped stone and paved area, with flowers and shrubbery.

In addition to being positioned in one of Long Eaton's most sought after areas, there are a variety of local shops and amenities on your doorstep to suit your needs. It is situated a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets on the high street. There are state and independent schools for all ages, health care and sports facilities including West Park Leisure Centre and Trent Lock Golf Club. The property is a short distance from Sawley Train Station providing access to Nottingham, Birmingham and London and many more popular cities making it ideal for any commuters, and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A50 & A52 to Nottingham, Derby and other East Midlands towns and cities.



**ENTRANCE HALL:** 18' 11" x 6' 5" (5.79m x 1.98m) Double glazed door to enter, with wood flooring, radiator, wall mounted alarm system and under stair cupboard with area for cloaks. Stairs ascending and door to:-

**OFFICE OR LIVING ROOM:** 8' 7" x 12' 0" (2.64m x 3.68m) Double glazed uPVC bay window to front elevation, carpet flooring and radiator. Currently used as a study but an adaptable room.

**WC:** 5' 10" x 3' 3" (1.79m x 1.01m) Low flush w.c. and wash hand basin, wooden flooring and radiator.

**KITCHEN/BREAKFAST ROOM:** 13' 3" x 11' 1" (4.04m x 3.39m) Fitted with a range of wall and base units, granite work surfaces, tiled splashbacks, 1½ bowl sink and drainer with mixer tap over, inset five ring gas burner with extractor hood, standing height oven and grill, integrated washing machine and dishwasher and a breakfast bar. Double glazed uPVC window to the rear elevation and spot down-lighters.

**UTILITY ROOM:** 5' 7" x 4' 11" (1.72m x 1.5m) UPVC door to side, space for American style fridge/freezer, cupboards for storage.

**DINING ROOM/LIVING ROOM:** 10' 10" x 23' 1" (3.32m x 7.05m) Double glazed uPVC window to the rear elevation, carpet, chimney breast with feature electric fire, tv and power points, doors to conservatory and access to open plan kitchen.

**CONSERVATORY:** 17' 6" x 17' 10" (5.34m x 5.46m) Offering an extra large living area this superb conservatory is the Wow factor of this home, having porcelain tiles, bi folding doors to the rear and French doors to the side, uPVC double glazed windows to three sides, Velux windows and spotlights.

**BEDROOM ONE:** 11' 10" x 11' 2" (3.61m x 3.42m) Double glazed uPVC window overlooking the rear, fitted wardrobes and drawers, carpet and radiator

**BEDROOM TWO:** 10' 7" x 11' 5" (3.23m x 3.49m) Double Glazed uPVC window to the rear, fitted wardrobes, carpet and radiator.

**EN-SUITE:** 4' 3" x 9' 1" (1.31m x 2.79m) Double glazed uPVC window to the side, enclosed shower unit with surround, vanity unit with wash hand basin, low flush WC, tiled walls and upright towel radiator.

**BEDROOM THREE:** 8' 6" x 12' 3" (2.61m x 3.74m) Double glazed uPVC window to the front elevation, false wall creating an illusion of a dressing area with fitted wardrobes and drawers, carpet and radiator.

**BEDROOM FOUR:** 7' 3" x 9' 11" (2.21m x 3.03m) Double glazed uPVC window to the right side, carpet, radiator.

**BATHROOM:** 8' 9" x 6' 2" (2.69m x 1.88m) Double glazed uPVC window to the side, fitted suite including panelled bath with shower over and glass screen, vanity unit with wash hand basin, low flush WC, upright heated radiator.

**GARAGE:** 17' 3" x 20' 11" (5.26m x 6.38m) Integral double garage with two separate electric opening doors, access to side store, ample storage space, electrics.

**OUTSIDE:** To the front of the property is a driveway for multiple cars and a well landscaped area including circular flagstone feature with shrubbery, flowers, pebbles and tree borders. Rear access can be obtained from both sides of the property including a gate to the right hand side. Access to the double garage and side store can also be obtained from the front which leads from the garage into the home or from the side store to the rear garden, giving great access for anyone with pets. The rear south facing garden is again well landscaped with shrubbery, shingled borders, shrubs and bushes along with pond and shed.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

