



Longue Drive  
Calverton, Nottingham NG14 6QE

**Offers Over £495,000 Freehold**

A 2010 LANGRIDGE HOMES  
CONSTRUCTED SPACIOUS FIVE BEDROOM  
DETACHED FAMILY HOUSE SITUATED IN  
THIS POPULAR & ESTABLISHED  
RESIDENTIAL LOCATION.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS 2010 LANGRIDGE HOMES CONSTRUCTED FIVE BEDROOM, THREE BATHROOM, FOUR TOILET, THREE RECEPTION ROOMS, CONSERVATORY DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, ground floor WC, dining room, living room, sitting room, kitchen and conservatory also including a garage. The first floor landing then provides access to five bedrooms, en-suite facilities to two of the bedrooms, and a family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, garage, gardens to the front, side and rear, as well as EV charging point and 16 owned solar panels units with feed-in tariff.

The property was constructed in 2010 by Langridge Homes and is positioned backing onto a farmers field, beyond which is Ramsdale Golf Course (all of which can be seen from the rear at first floor level).

The property is located favourably within easy access of great nearby transport links, including that of local bus services. There is also easy access to popular schooling for all ages, as well as the shops, services and amenities in Arnold which are a short distance away.

For those needing to commute, there are also excellent transport links nearby to and from the city, including the hospital network.

We believe this extensive and spacious property would make an ideal long term family home and we therefore highly recommend an internal viewing.





## ENTRANCE HALL

18'6" x 8'2" (5.66 x 2.49)

Panel and double glazed front entrance door, double glazed window to the side of the door (with fitted Roman blind), radiator, tiled floor, turning staircase rising to the first floor, alarm control panel. Doors to living room, sitting room, kitchen and WC.

## WC

8'3" x 2'9" (2.52 x 0.84)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Tiled floor (matching the hallway), radiator, spotlights, extractor fan, fixed shelving, hanging rail.

## SITTING ROOM

12'7" x 11'1" (3.86 x 3.38)

Double glazed window to the front, radiator, media points.

## LIVING ROOM

20'10" x 11'0" (6.36 x 3.37)

Walk-in double glazed box bay window to the front (with individually fitted Roman blinds), additional double glazed window to the side (with fitted Roman blind), media points, two radiators, feature fire surround with granite insert and hearth housing a coal style gas fire. Double doors then lead through the dining room.

## DINING ROOM

16'11" x 8'0" (5.17 x 2.45)

Double glazed window to the side (with fitted Roman blinds), radiator, useful understairs storage cupboard. Double doors leading back through to the living room and further door into the dining kitchen.

## DINING KITCHEN

17'1" x 15'6" (5.21 x 4.74)

Comprises a matching range of fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces, matching overhanging breakfast bar with inset one and a half bowl sink unit with draining board, central swan neck style Quooker instant hot water tap. Includes space and plumbing for American style double fridge/freezer along with space for a Washing Machine and Tumble Dryer, Rangemaster cooker with five ring gas burners, extractor fan over and double oven beneath, integrated dishwasher, decorative tiled splashbacks, spotlights, panel and double glazed side door leading to outside, double glazed French doors opening out to the conservatory (with fitted blinds), additional double glazed window to the rear (with fitted blinds), spotlights.

## CONSERVATORY

Brick and double glazed construction with double glazed French doors opening out into the rear garden, fitted blinds throughout, tiled floor, mains power and lighting, personal access door into the garage.

## GALLERIED FIRST FLOOR LANDING

Decorative wood spindle balustrade, radiator, loft access point with wooden pulldown loft ladders to a lit and insulated loft space with storage shelving and solar control panel.

## BEDROOM ONE

12'9" x 11'1" (3.91 x 3.38)

Two double glazed windows to the side (both with fitted roman blinds), radiator, floor to ceiling fitted triple wardrobes, media points. Door to en-suite.

## EN-SUITE

6'8" x 5'6" (2.04 x 1.70)

Three piece suite comprising tiled and enclosed shower cubicle with glass screen and glass shower door with mains shower, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the rear, wall mounted bathroom cabinet, shaver point, spotlights, extractor fan.

## GUEST BEDROOM TWO

11'0" x 10'9" (3.36 x 3.28)

Double glazed window to the rear (with fitted roller blind) making the most of the views towards the golf course beyond, radiator. Door to en-suite.

## EN-SUITE TWO

8'6" x 5'6" (2.60 x 1.70)

Three piece suite comprising walk-in tiled shower cubicle with mains shower and folding glass shower door, wash hand basin with mixer tap with storage cabinets

beneath, hidden cistern push flush WC. Decorative tiled splashbacks, wall mounted shaver point, double glazed window to the rear, chrome ladder towel radiator, extractor fan, spotlights, airing cupboard housing the hot water cylinder.

## BEDROOM THREE

14'7" x 8'11" (4.47 x 2.72)

Double glazed window to the front (with fitted roller blind), radiator, media points.

## BEDROOM FOUR

18'0" x 8'7" (5.51 x 2.64)

Two double glazed windows to the front (both with fitted roller blinds), two sets of double fitted floor to ceiling wardrobes with media points also.

## BEDROOM FIVE

11'0" x 10'9" (3.36 x 3.28)

Double glazed window to the side (with fitted Roman blinds), radiator, floor to ceiling fitted double wardrobe and media points.

## FAMILY BATHROOM

7'9" x 5'6" (2.37 x 1.70)

Three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative and contrasting wall tiles, double glazed window to the rear, shaver point, extractor fan, chrome ladder towel radiator, spotlights.

## GARAGE

Electrically operated garage door which opens to the side of the property, panel and double glazed rear door into the conservatory, power, lighting, fixed storage shelving, gas fired boiler (for central heating purposes).

## OUTSIDE

At the front of the property there is a central block paved pathway providing access to the front entrance door, split garden lawns with flower borders and decorative gravel stone chippings housing a variety of mature bushes, shrubs and plants. Two pedestrian gated access both leading into the rear garden from either side of the home, lawns which surround the property to the front and left hand side. Down the left hand side of the property there is a matching block paved double-width driveway providing off-street parking for two cars, in turn leading to the garage via the electrically operated garage door. Gated pedestrian access from beyond the driveway then leads into the rear garden. The rear garden is enclosed and split into various sections with a good size paved patio seating area. This then opens out to a shaped and edged garden lawn with well stocked planted flower borders housing a variety of mature and specimen bushes, shrubs and plants. Mains controlled water feature, external water tap and lighting points, timber garden shed and two pedestrian gated access opening back to the side and front of the property.

## COUNCIL TAX

Gedling Borough Council Band E.

## Additional Information

Total Floor Area - 175 square metres

Electricity - Mains supply

Water - Mains supply

Heating - Gas central heating

Septic Tank - No

Broadband - Available

Broadband Speed - Standard 16mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal - O2 = Good - Three, EE & Vodafone - Average

Sewage - Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk

Flood Defences - No

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.