



**Longue Drive
Calverton, Nottingham NG14 6QE**

Offers Over £370,000 Freehold

**A BEAUTIFUL FOUR BEDROOM DETACHED
FAMILY HOME SITUATED IN CALVERTON,
NOTTINGHAM!**



Robert Ellis Estate Agents are delighted to offer this spacious four-bedroom detached home, situated in the popular family area of Calverton, Nottingham. This well-presented property offers a comfortable and practical layout, making it perfect for growing families.

The property features a driveway with space for two cars and an integral garage, providing convenient off-road parking and additional storage. Upon entering, you're welcomed into a spacious hallway that provides access to the heart of the home. The kitchen/diner is a bright and airy space, ideal for family meals, and is complemented by a separate utility room with side access to the rear garden. There is also a downstairs WC for added convenience, along with a door leading into the garage.

The generous lounge is a perfect space for relaxation, and it flows through to the adjoining dining room, which boasts French doors leading out to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from an ensuite, providing a private and comfortable retreat. The family bathroom serves the other three bedrooms, while access to the loft offers additional storage space.

The rear garden is fully enclosed, providing a secure and private outdoor area, ideal for children and pets to enjoy.

Located in a sought-after family area, the property is within easy reach of good local schools, parks, and amenities, making it an ideal choice for families. With transport links to Nottingham city centre, this home is perfectly positioned for both convenience and comfort.

Don't miss the opportunity to view this lovely family home!



Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, lawned area, access to integral garage, secure gated side access.

Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, door leading to the garage, door leading to the kitchen, door leading to the downstairs WC, door leading to the lounge, stairs leading to the first floor landing.

Integrated Garage

8'2" x 16'9" approx (2.49 x 5.11 approx)
Electric up and over door, power and lighting.

Kitchen

14'2" x 8'10" approx (4.33 x 2.71 approx)
Laminate flooring, a range of wall and base units with worksurfaces over incorporating a double sink and drainer with mixer tap over, tiled splashbacks, double glazed window to the front elevation, four ring gas hob with cooker hood above, double oven, integrated fridge freezer, wall mounted radiator, integrated dishwasher, ample space for a dining table, door leading to the utility room.

Utility Room

5'2" x 6'2" approx (1.60 x 1.90 approx)
Wood effect laminate flooring, wall and base units with worksurfaces over incorporating sink and drainer with mixer tap over, tiled splashbacks, double glazed composite door to the side elevation.

Downstairs WC

Wood effect laminate flooring, WC, spotlights to the ceiling, wall mounted radiator, vanity wash hand basin, tiled splashbacks.

Lounge

13'6" x 12'5" approx (4.12 x 3.79 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, door leading to dining room, TV point.

Dining Room

10'7" x 9'3" approx (3.23 x 2.82 approx)
Carpeted flooring, wall mounted radiator, French doors leading to the rear garden.

First Floor Landing

Carpeted flooring, double glazed window to the side elevation, wall mounted radiator, doors leading off to rooms, access to the loft, built-in storage cupboard.

Bedroom One

14'0" x 13'2" approx (4.28 x 4.03 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, door to en-suite.

En-suite

Wood effect laminate flooring, wash hand basin with mixer tap, tiled splashbacks, WC, heated towel rail, double glazed window to the side elevation, spotlights to the ceiling, shower cubicle with mains fed shower.

Bedroom Two

16'0" x 11'3" approx (4.90 x 3.45 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

Bedroom Three

10'0" x 10'7" approx (3.06 x 3.24 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, built-in storage cupboard.

Bedroom Four

8'6" x 8'5" approx (2.61 x 2.59 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

Family Bathroom

Laminate flooring, double glazed window to the side elevation, heated towel rail, wash hand basin with mixer tap over, WC, tiled splashbacks, spotlights to the ceiling, bath with mixer tap and mains fed shower above.

Rear of Property

To the rear of the property there is an enclosed rear garden perfect for hosting with patio area with large lawned area incorporating a greenhouse and a shed, waterfall pond, a range of plants and shrubbery, fencing to the boundaries, side access to patio area currently used for bin storage.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

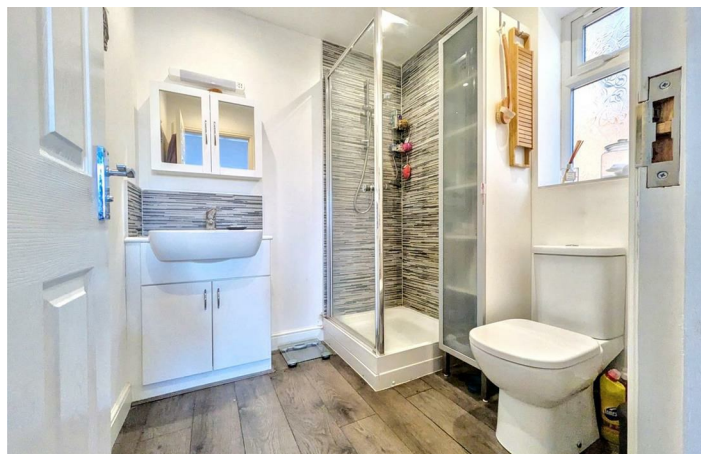
Flood Risk: No flooding in the past 5 years

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		88
(81-91) B	78	
(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		
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		

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.