Robert Ellis

look no further...

Naseby Drive,
Long Eaton, Nottingham
NG10 1PG

£370,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A LOVELY, SPACIOUS FOUR BEDROOM DETACHED HOME IN QUIET CUL DE SAC ON THE FIELDS FARM ESTATE WITH GARAGE

Positioned on Naseby Drive, this impressive four bedroom detached home enjoys a peaceful setting within a quiet section of the road, further enhanced by an open aspect to the right-hand side. Offering generous and well-balanced accommodation throughout, this is a superb family property that must be viewed internally to fully appreciate both the space on offer and the privacy of the rear garden. Conveniently located just a short drive from Long Eaton town centre, the property benefits from excellent shopping facilities, a wide range of amenities, and highly regarded schools for all ages. This combination of convenience, space and setting has made Naseby Drive a consistently popular and highly desirable place to live.

Entering into the entrance hall, there is a door leading to the bay-fronted lounge, providing a bright and welcoming living space. The dining room features attractive herringbone Karndean flooring and French doors opening out onto the rear garden, creating a seamless flow between indoor and outdoor living. The kitchen, fitted by Ramseys, is well-appointed with a range of integral appliances, and is complemented by a separate utility room, a downstairs W.C., and internal access into the integral garage. To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the family shower room has been finished to a contemporary standard. Outside, the rear garden is designed for low maintenance and includes a useful summer house, ideal for a variety of uses. The property further benefits from double glazing and gas central heating, and has been well maintained by the current owners, including roof improvements.

The property is situated in a quiet cul-de-sac of just six houses off Naseby Drive, offering a peaceful residential setting within Long Eaton. It is only a few minutes' drive from Long Eaton town centre, where there are Asda, Tesco, Lidl and Aldi supermarkets along with a wide variety of other retail outlets and amenities. There are excellent schools within easy walking distance of the property, together with healthcare facilities and a range of leisure and sports amenities including West Park Leisure Centre with its adjoining playing fields, as well as Trent Lock Golf Club. Pleasant walks can be enjoyed in the surrounding open countryside and at nearby Trent Lock. Transport links are superb, with easy access to Junctions 24 and 25 of the M1, East Midlands Airport, and railway stations at Long Eaton and East Midlands Parkway. The A52 and other main routes also provide convenient connections to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
5'4 x 4'7 approx (1.63m x 1.40m approx)
UPVC double glazed door to the front with stained glass panels and obscure glazed window to the side, laminate flooring, ceiling light, radiator in a housing, stairs to the first floor and doors to:

Lounge
16'4 x 13'5 approx (4.98m x 4.09m approx)
UPVC double glazed deep box bay window to the front, grey carpeted flooring, radiator, two ceiling lights, stone fireplace and surround with an inset gas fire, TV and telephone points and door to:

Dining Room
9' x 10'4 approx (2.74m x 3.15m approx)
UPVC double glazed French doors opening to the rear garden, Karndean herringbone flooring, radiator, ceiling light and door to:

Kitchen
12'3 x 10'4 approx (3.73m x 3.15m approx)
UPVC double glazed window to the rear, slate tiled flooring, ceiling light, radiator, understairs storage cupboard, doors to the garage and utility. A Ramsey's kitchen comprising of wooden wall, drawer and base units to three walls with black laminate roll edged work surfaces, brick style gloss tiled splashbacks, inset composite black sink and drainer with mixer tap, four ring gas burner and extractor over, integral Neff oven and grill, integral dishwahser.

Utility Room
7' x 7'4 approx (2.13m x 2.24m approx)
Panel and UPVC double glazed door to the side, UPVC double glazed window to the rear, slate tiled flooring, radiator, ceiling light, wall and base units with black laminate roll edged work surface, space for a washing machine and tumble dryer, inset stainless steel sink and drainer with a mixer tap and tiled splashbacks, wall mounted Worcester Bosch boiler and door to:

Cloaks/w.c.
5'3 x 3'3 approx (1.60m x 0.99m approx)
Obscure UPVC double glazed window to the side, slate tiled flooring, radiator, ceiling light, pedestal wash hand basin with mixer tap, tiled splashbacks, low flush w.c.

First Floor Landing
10'2 x 6'1 approx (3.10m x 1.85m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light, access to the loft, airing/storage cupboard and doors to:

Bedroom 1
12'3 x 10'9 approx (3.73m x 3.28m approx)
UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light, built-in fitted wardrobes and door to:

En-Suite
4'5 x 6'1 approx (1.35m x 1.85m approx)
Obscure UPVC double glazed window to the side, tiled flooring, ceiling spotlights, tiled walls, chrome towel radiator, large enclosed corner shower with mains fed shower, low flush w.c. and pedestal wash hand basin with a mixer tap.

Bedroom 2
8'2 x 10'7 approx (2.49m x 3.23m approx)
UPVC double glazed window to the front, laminate flooring, radiator, ceiling light.

Bedroom 3
8'1 x 9'4 approx (2.46m x 2.84m approx)
UPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

Bedroom 4
8'2 x 8'2 approx (2.49m x 2.49m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Shower Room
6'7 x 6' approx (2.01m x 1.83m approx)
The Ramsey's fitted shower room has an obscure UPVC double glazed window to the rear, ceiling spotlights, extractor fan, tiled flooring, tiled walls, walk-in shower with glass screen, pedestal wash hand basin with a mixer tap, low flush w.c.

Outside
There is a tarmac driveway in front of the garage and a block paved driveway with a low maintenance pebbled area. There is access to the rear garden via the right hand side through a gate.

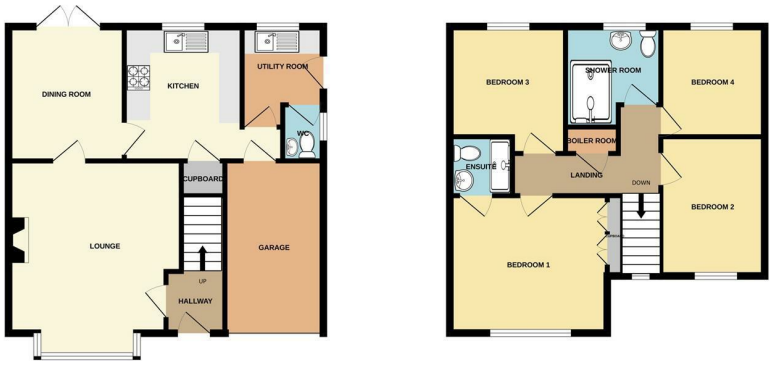
To the rear there is an enclosed, low maintenance garden with a raised decked area, circular patio and pebbles, planted borders with established hydrangea and palm trees, artificial lawn and large summerhouse with lighting.

Integral Garage
16' x 8' approx (4.88m x 2.44m approx)
Up and over door, light and power.

Directions
Proceed out of Long Eaton along Tamworth Road turning left at the traffic island onto Fields Farm Road. Continue along turning right onto Bosworth Way and right again onto Naseby Drive.
9319JG

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Thee, EE
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



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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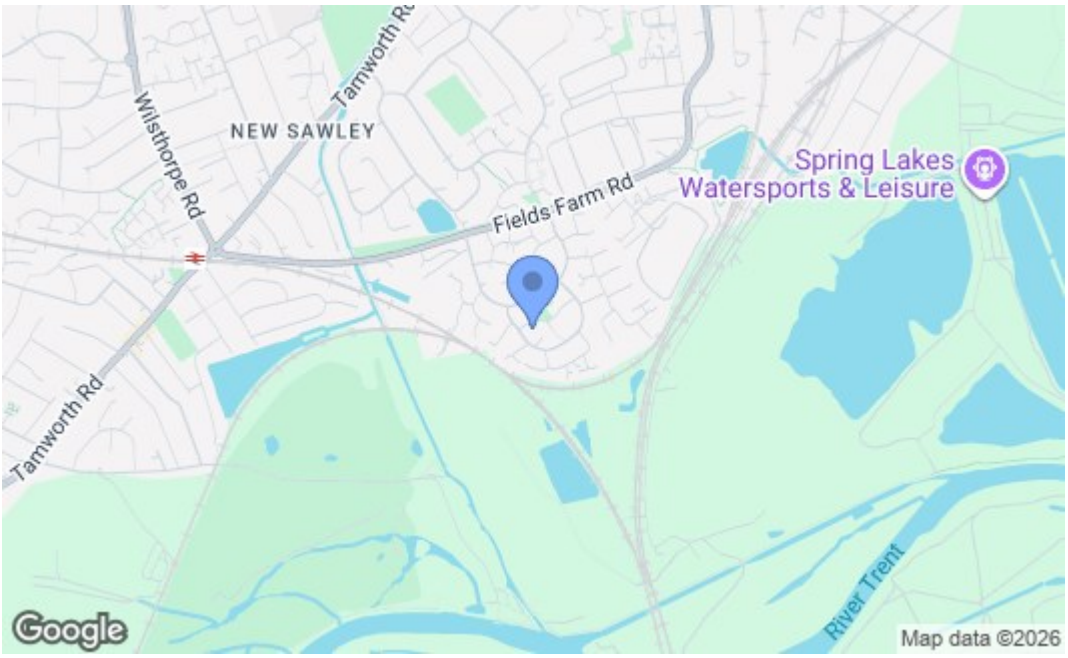

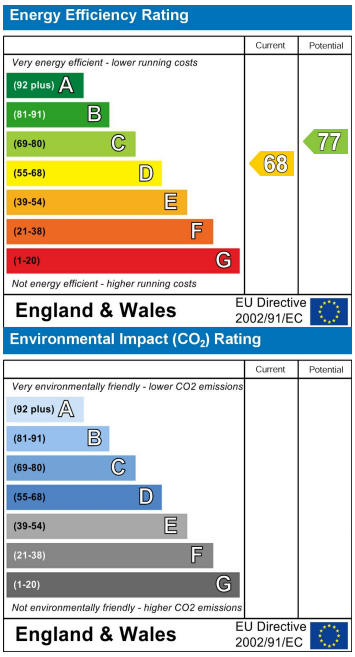

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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

0115 946 1818