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DavidJames
the estate agent

Longue Drive, Calverton, Nottingham, NG14 6QE

Guide Price £425,000

About This Property

GUIDE PRICE £425,000-£450,000 We are delighted to present this modern detached family home, beautifully presented throughout and situated in the popular village of Calverton. Situated within easy reach of schools and local shopping amenities, you'll also find The Calverton bus service passing nearby which provides convenient access to Arnold and the City Centre.

You are welcomed by an inviting entrance hall, which houses the panel for the burglar alarm system. The hall also provides internal access to the garage and a convenient cloakroom/WC.

The bright and spacious lounge features a media wall and a focal-point multi-fuel burner, creating a perfect space to unwind.

At the heart of the home, the stunning open plan living space to the rear includes a family sitting area, dining space and a modern fitted kitchen. The kitchen boasts a breakfast bar and integrated appliances, including an electric double oven with grill, gas hob with extractor, fridge/freezer and a dishwasher. Additionally, there is a separate utility room that offers space for laundry appliances.

Upstairs, the property offers four generous double bedrooms, with the potential to create a fifth bedroom if required by splitting the current second bedroom. Both bedroom one and bedroom three feature fitted wardrobes, while bedroom one enjoys the added convenience of a beautiful en-suite shower room.

Complementing the bedrooms is a stylish, recently refitted bathroom with a three-piece white suite, including a twin-head rainfall-style shower over the bath. Access to the loft space, which has boarding for storage, is also available upstairs.

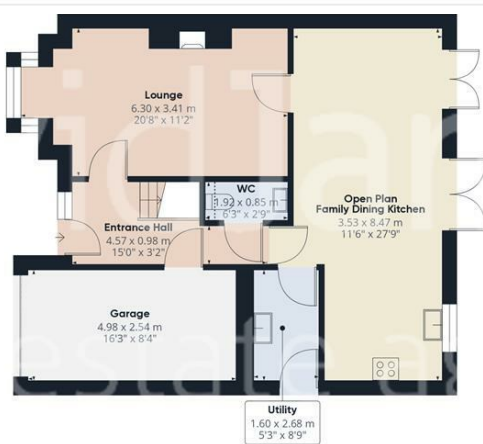
Outside, the southerly-facing rear garden provides an excellent space for relaxing and entertaining guests. It is mainly lawned with a feature decked patio seating area, offering plenty of room for garden furniture.

To the front, a double-width driveway provides off-street parking and access to the garage, which benefits from power and lighting.

- Modern detached family home
- Beautifully-presented throughout
- Popular village location in Calverton
- Welcoming entrance hall with cloakroom/WC
- Spacious lounge with a feature multi-fuel burner
- Stunning open plan family dining kitchen with a separate utility room
- Four double bedrooms (main bedroom with an en-suite)
- Stylish family bathroom with a rainfall-style shower
- Southerly-facing lawned rear garden with a feature decked patio area
- Double width block paved driveway and garage provide off-street parking







Floor 0



Floor 1



Approximate total area*

144.37 m²
1553.99 ft²

Reduced headroom

0.17 m²
1.83 ft²

(1) Excluding balconies and terraces

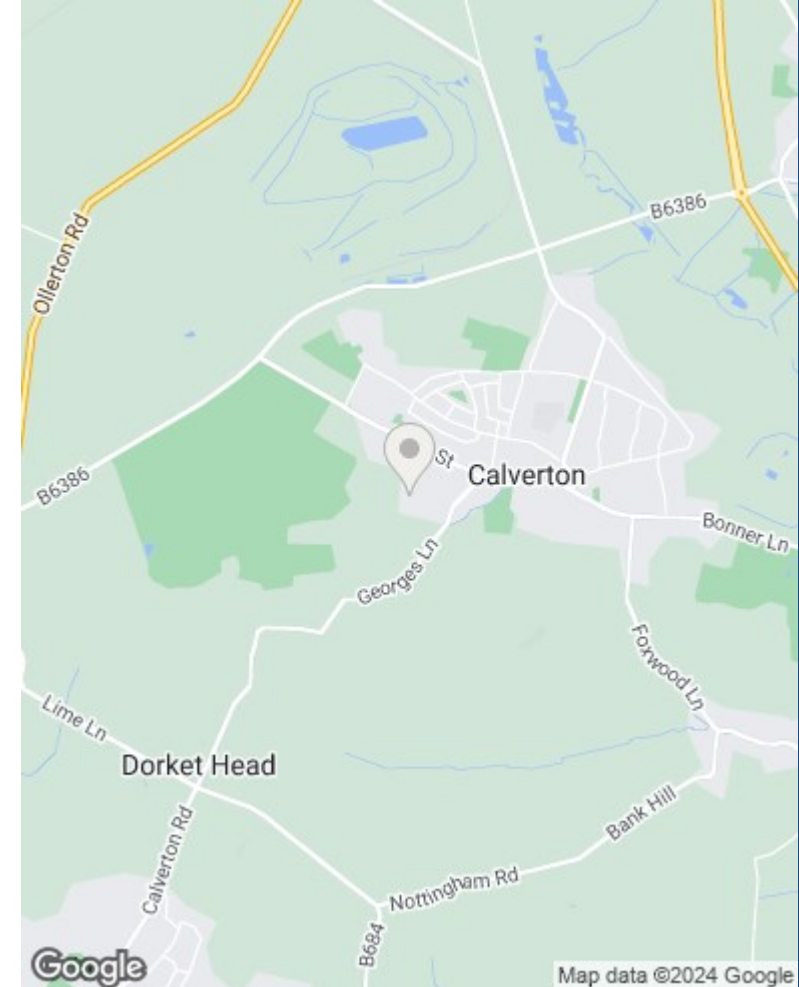
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: E
Gedling Borough Council
Freehold

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