



3



2



1



C

DavidJames
the estate agent

Longue Drive, Calverton, Nottingham, NG14 6QF

Guide Price £260,000

About This Property

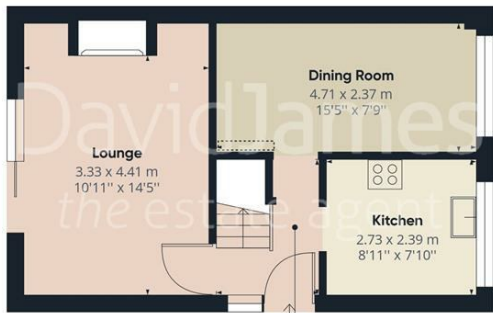
A well presented 3 bedroom semi-detached home situated in the ever popular village of Calverton and within easy reach of local shops, a variety of schools and the frequent Calverton Connection bus service to the city centre! The accommodation comprises an entrance hall, a bright and spacious lounge with a feature log burner and sliding doors out to the garden, separate versatile dining room as well as a beautiful kitchen with timber-finish work surfaces that benefits from an integrated electric oven, gas hob and dishwasher. To the first floor, a landing welcomes you to three bedrooms which are complemented by a stylish bathroom with white three piece suite including an over-bath shower. Outside, the immaculately maintained and enclosed rear garden incorporates a lawn with well stocked borders and a patio area which provides a wonderful space for outdoor dining and entertaining. To the front, a generous driveway offers parking for multiple vehicles.



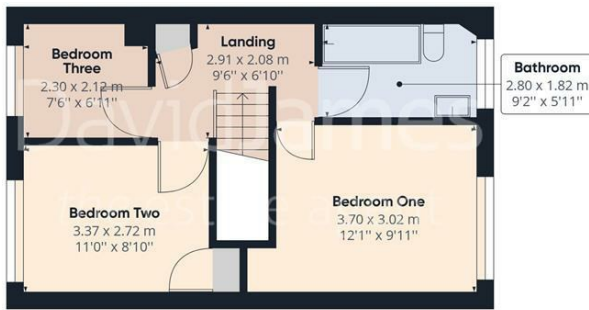
- Beautifully presented semi-detached house
- 3 bedrooms
- Welcoming entrance hall
- Bright and spacious lounge with feature log burner, separate versatile dining room
- Superb kitchen with timber-finish work surfaces and integrated appliances
- First floor bathroom with three piece white suite and over-bath shower
- Immaculately maintained lawned garden with feature patio area
- Driveway providing off-street parking for multiple vehicles
- Popular village location in Calverton and just a short walk from open countryside
- Sold with no upward chain







Floor 0



Floor 1



Approximate total area⁽¹⁾
75.51 m²
812.75 ft²

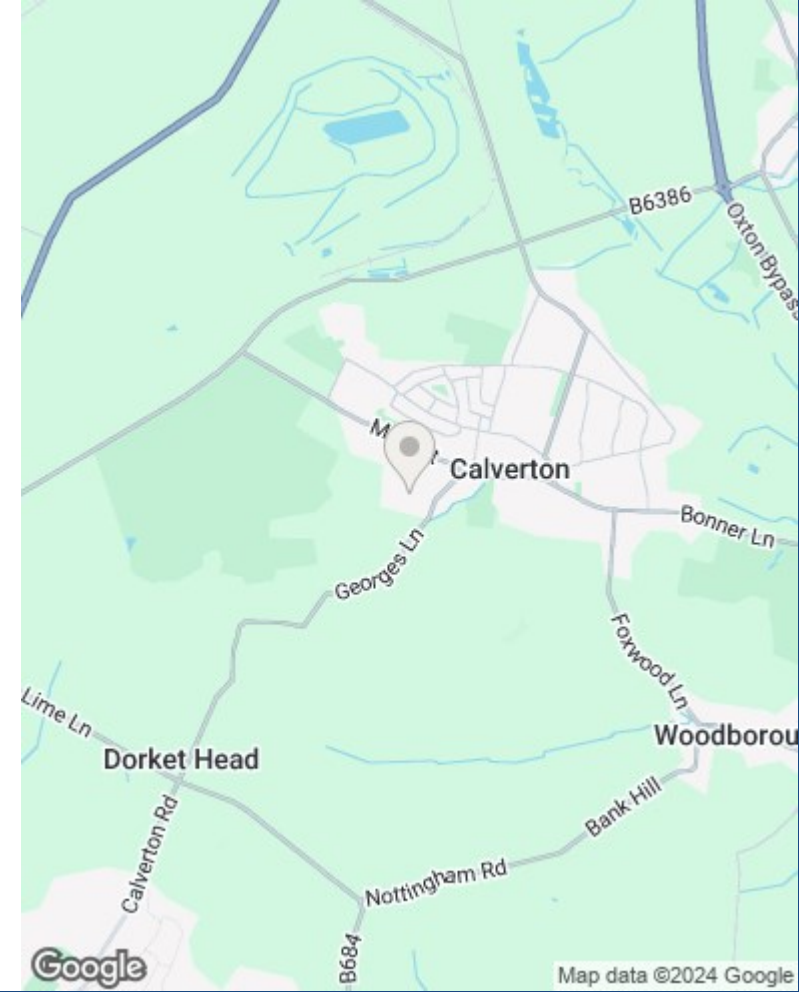
Reduced headroom
0.19 m²
2.09 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

