



Four bedroom Detached House located in Long Eaton.

Offers Over
£525,000

Find us on..



M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

366 Wilsthorpe Road
Long Eaton
Nottingham
NG10 4AA



4



2



2



E



D



Merritt Estates are proud to present this outstanding modern detached family home, offering spacious and beautifully presented accommodation throughout. The property benefits from full double glazing and gas central heating, making it a comfortable and energy-efficient choice for a variety of buyers. An internal viewing is highly recommended to truly appreciate the space, location, and quality this home offers.

The property opens with a welcoming entrance porch leading into a spacious hallway complete with a built-in coat and shoe cupboard. The cosy lounge features a charming log burner, while the impressive open-plan kitchen and dining area is perfect for modern living, boasting bi-folding doors to the garden and high-spec integrated appliances. Additional ground floor highlights include a utility room, home office/study, downstairs WC, and a practical boot room providing internal access to the garage.

Upstairs, the landing gives access to a stylish three-piece family bathroom, a generous master bedroom complete with a walk-in wardrobe and en-suite shower room, and three further well-proportioned bedrooms-one of which benefits from a fitted wardrobe.

To the front, a gated driveway provides ample off-street parking and access to the garage via a manual up-and-over door. The rear garden offers a private and enclosed space, ideal for entertaining or family time, featuring a paved patio area and a well-maintained lawn.

Situated in the highly regarded residential area of Long Eaton, the home is ideally placed close to a wide range of local amenities, including reputable schools, shops, and parks. Excellent transport links are also nearby, with easy access to the M1, A50, and A52, as well as convenient connections to Nottingham, Derby, East Midlands Airport, and local train stations

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate. It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 163.3 SQ. METRES (1758.2 SQ. FEET)

CONTACT

Q106 The Quadrant,
Nuart Road, Beeston,
Nottingham, Nottinghamshire,
NG9 2NH

E info@merrittstates.com

T 01156463924

www.merrittstates.com

Find us on..

