



**4 Longue Drive, Calverton – NG14 6QF**

Guide Price **£325,000**

**DavidJames**  
the estate agent



## 4 Longue Drive

Calverton, Nottingham

Detached 4 bed family home in the ever popular Calverton, available with no chain! Offering a spacious lounge with conservatory, kitchen and bathroom plus a low-maintenance garden, drive and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well-presented detached family home
- Offered to the market with no upward chain
- Popular village location in Calverton and a short walk from open countryside
- Bright and spacious lounge/dining room with a large bay window and feature gas fire
- Versatile conservatory with French doors and garden views
- Modern kitchen with beech-effect units, marble-effect worktops and a breakfast bar
- Four good-sized and neutrally-decorated bedrooms
- Well-appointed bathroom with a white three-piece suite and an electric shower
- Low-maintenance artificially lawned rear garden with feature patio seating areas
- Generous multi-vehicle driveway leading to a garage







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

104.58 m<sup>2</sup>

1125.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.