



## Three Bedroom Semi-Detached House located in Long Eaton.

£325,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 4 Elvaston Drive Long Eaton Nottingham NG10 3BQ

Seldom are such well-appointed properties offered to the market, and this exceptional home represents a rare opportunity for discerning buyers seeking a property that has been comprehensively upgraded and beautifully presented throughout.

Having undergone a full refurbishment, the property offers meticulous, gas centrally heated accommodation finished to a high standard, with replacement double glazing and thoughtfully redesigned interiors that cater perfectly to modern day living.

At the heart of the home is a most impressive Steven Christopher Designs kitchen, with a convenient kitchen bar which flows seamlessly into a cosy snug with bifold doors opening onto a south-facing garden.

The property is further enhanced by a contemporary refitted family bathroom, featuring a freestanding bath alongside a separate shower, delivering both luxury and practicality.

Externally, the home continues to impress with a south-facing rear garden, thoughtfully designed with patio decking and enclosed by fenced boundaries, creating a private and inviting outdoor space. A particular highlight is the delightful pergola, providing a unique outside living area complete with a countertop and bar stools - perfectly blending indoor and outdoor lifestyles.

To the front, a driveway provides convenient off-road parking for multiple vehicles and an integral garage with electric roller door.

Early viewing is strongly recommended to fully appreciate the quality, style, and lifestyle opportunity this outstanding home presents.

## CONTACT

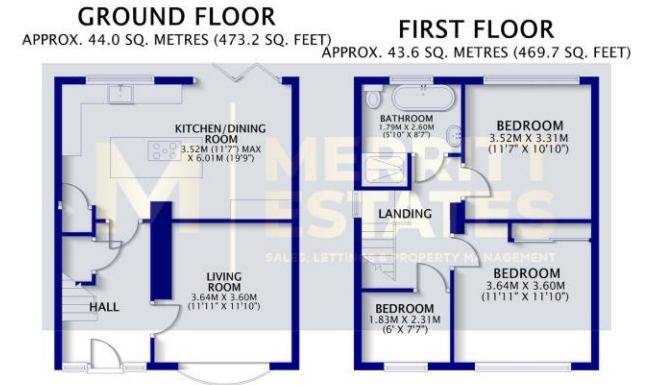
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## FLOORPLAN



TOTAL AREA: APPROX. 87.6 SQ. METRES (942.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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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.



3



1



1



B



C



943  
sq ft