



Four Bedroom Detached House located in Long Eaton.

Offers Over
£400,000

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25 Trenton Drive Long Eaton Nottingham NG10 2EG



4



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1,204
sq ft

Merritt Estates are delighted to present to the market this brand-new, beautifully designed four-bedroom detached family home, offering modern living throughout. The property benefits from a spacious driveway providing off-street parking, along with a newly landscaped front and rear garden designed for low-maintenance enjoyment. Built to a high specification, the home features gas central heating and double glazing throughout.

Perfect for families seeking comfort, style, and convenience, early viewing is highly recommended to appreciate the quality and space this property provides.

Accommodation briefly comprises a welcoming entrance hallway with useful storage, a bright and airy lounge with large windows allowing plenty of natural light, and a generous contemporary kitchen/diner fitted with a range of high-quality wall and base units. The ground floor also benefits from a downstairs W/C.

To the first floor, the property offers a spacious master bedroom with its own en-suite shower room, along with three further well-proportioned bedrooms. A modern family bathroom serves the additional bedrooms, fitted with a bath, separate shower, wash hand basin, and W/C.

Situated just a few minutes from Long Eaton town centre, the property enjoys easy access to a variety of shops, supermarkets, and retail outlets. Excellent transport links include junctions M1 Junction 24 and M1 Junction 25, East Midlands Airport, and nearby train stations at Long Eaton Railway Station and East Midlands Parkway Railway Station. The A52 and other major routes provide straightforward travel to Nottingham and Derby.

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.

Merritt Estates is a proud member of The Property Ombudsman, a government-approved redress scheme, which is a mandatory requirement for all sales agents.

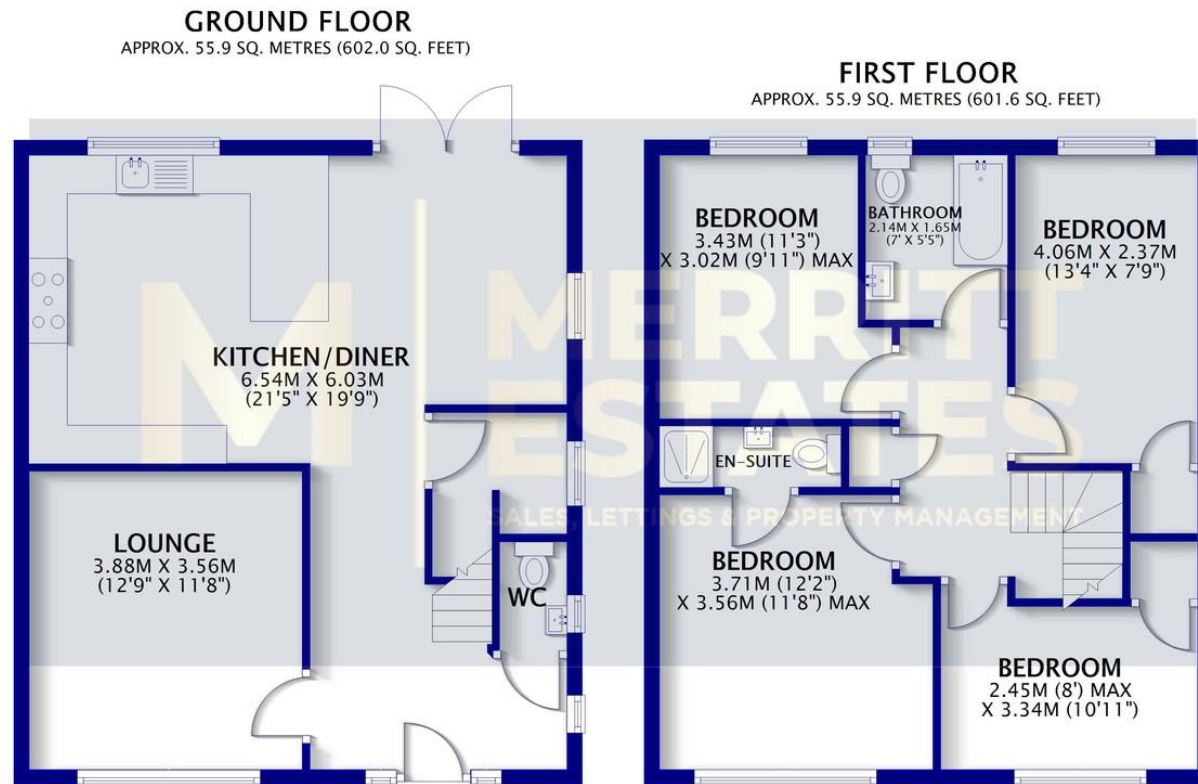
Purchaser information: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, any successful purchasers will be required to provide two forms of identification prior to solicitors being instructed.

We hold independent redress with The Property Ombudsman.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 111.8 SQ. METRES (1203.6 SQ. FEET)

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