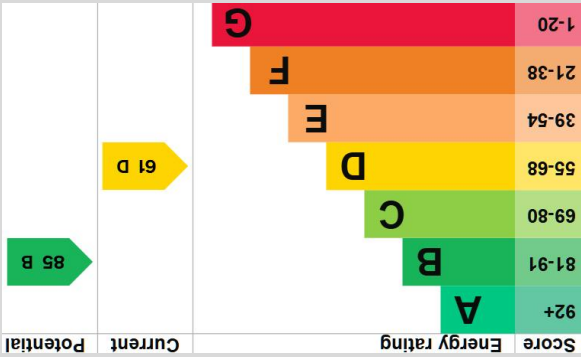




Derby Road
Long Eaton
Nottingham
NG10 1LU
Tel: 01159468946
enquiries@wallacejones.net
www.wallacejones.co.uk

323 College Street, Long Eaton, Nottingham NG10 4GJ

Asking Price Of £249,950



Three bedroom semi detached House located in Long Eaton, Nottingham
An impeccably presented three bedroom semi detached house, ideally located close to Long Eaton town centre and situated on a corner plot with off street parking, EV Charger, log burner and two reception rooms.

Property Description

A beautifully presented three-bedroom semi-detached home occupying a desirable corner plot, ideally situated within easy reach of Long Eaton town centre. Immaculately maintained throughout, this superb property offers spacious and stylish accommodation, perfectly suited to modern family living. Finished to a high standard with tasteful décor, it combines comfort, practicality and contemporary design.

The property benefits from gas central heating, double glazing and off-road parking. Additional features include a cosy log-burning fire, EV charger, spacious open-plan kitchen/dining area, convenient downstairs WC and a separate utility area, making this an ideal home for a wide range of buyers.

It is located in a great area for families and professional couples. You are within walking distance to primary & secondary schools, shops and a main bus route which leads to Long Eaton town centre and onto Nottingham & Derby City Centres. You are also only a few minutes drive away from Junction 25 which gives you great transport access to the M1 and A52.



LIVING ROOM: 13' 10" x 12' 2" (4.24m x 3.73m) Double glazed uPVC bay window to the front, log burner, wood flooring, radiator.

DINING ROOM: 13' 10" x 8' 9" (4.24m x 2.67m) Double glazed uPVC window to the side, entrance hall area with uPVC door, tiled flooring, bench seating area, radiator and space for dining table.

KITCHEN: 10' 2" x 9' 10" (3.11m x 3.02m) Double glazed uPVC windows to the side and rear, uPVC door to rear garden, tiled flooring, radiator, under and over counter storage cupboards, sink with tap, plumbing for dishwasher, electric oven and hob.

UTILITY ROOM/WC: 9' 10" x 2' 3" (3.00m x 0.71m) Double glazed uPVC window to the rear, toilet with wash hand basin, tiled flooring, tiled walls, towel radiator, utility area with plumbing for washing machine and storage.

BEDROOM ONE: 9' 0" x 12' 3" (2.75m x 3.75m) Double glazed uPVC window to the front, carpet and radiator.

BEDROOM TWO: 8' 8" x 8' 11" (2.66m x 2.74m) Double glazed uPVC window to the rear, carpet, radiator and over stairs storage.

BEDROOM THREE: 4' 6" x 9' 3" (1.38m x 2.84m) Double glazed uPVC window to the front, carpet and radiator.

SHOWER ROOM: 4' 5" x 5' 11" (1.36m x 1.81m) Double glazed uPVC window to the rear, enclosed shower cubical with shower, toilet with fitted wash hand basin and storage, tiled walls and floors, towel radiator.

OUTSIDE: Situated on this corner plot, access to the new drive is from the side of the property which allows parking to the front and side. Extremely well maintained rear garden is a generous size with side and rear patio, lawn area, children's play area with bark, seating pebbled area, shrubs and bushes, double outside socket, light and shed.

VIEWINGS: Strictly by appointment only via Wallace Jones estates agents.

TENURE: Freehold.

