



Four-Bedroom Semi-Detached House located in Long Eaton.

Asking Price Of
£285,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

41 Turner Road Long Eaton Nottingham NG10 3GP



4



2



1



B



C



1,329
sq ft

Occupying a popular residential location, this extended four-bedroom semi-detached house enjoys an attractive open aspect to the rear, overlooking a picturesque fishing/duck pond. Offered to the market with immediate vacant possession, the property provides well-proportioned and versatile accommodation, making it an appealing prospect for a variety of buyers.

The ground floor accommodation comprises an entrance hall, a reception room/bedroom complemented by a shower room/WC, a spacious lounge/dining room, an extended kitchen and a useful utility area.

To the first floor are three bedrooms and a further shower room/WC. In addition, the property benefits from a boarded-out attic space, accessed via a ladder and featuring a Velux roof light, providing valuable additional storage.

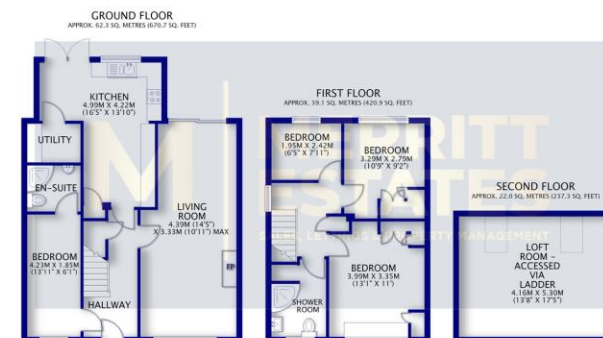
Externally, a driveway provides convenient off-road parking, while the rear garden features a decked patio area, ideal for outdoor seating and entertaining. A particular highlight is the attractive open outlook over the adjoining fishing/duck pond, creating a pleasant and peaceful backdrop to the garden.

With its extended accommodation, flexible ground-floor layout and appealing rear aspect, this property offers an excellent opportunity for buyers seeking a home with versatile living space and immediate availability.

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.

FLOORPLAN



TOTAL AREA: APPROX. 123.5 SQ. METRES (1329.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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