



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

ESTATE AGENTS, VALUERS AND AUCTIONEERS

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3 Naseby Drive, Long Eaton, Nottingham, NG10 1PG

Asking Price Of £350,000



Four bedroom detached house located in Long Eaton, Nottingham

An attractive, immaculately presented four double bedroom detached property situated in the sought after Fields Farm development on the outskirts of Long Eaton. The property has great features including an integral garage, en suite to the master bedroom, downstairs WC, bio fuel fire in living room and log burning hot tub .



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Property Description

An attractive, immaculately presented four double bedroom detached property situated in the sought after Field Farm development on the outskirts of Long Eaton. The property has great features including an integral garage, en suite to the master bedroom, downstairs WC, bio fuel fire in living room and log burning hot tub .

Beautifully styled by the current owner, they have taken extremely good care of maintaining the property to an exceptionally high standard throughout. Boasting contemporary ambience throughout the property it is immaculately presented throughout and further benefits three toilets, driveway for up to three cars and four double bedrooms, three of which have built in wardrobes, and en suite to master. The country style fitted kitchen offers solid wood work surfaces, a handy utility space and dining area overlooking the peaceful beautiful garden. The kitchen benefits from integrated appliances including a Bosch oven and micro oven, induction hob, fridge freezer ,dishwasher and stylish Belfast sink. Upstairs offers spacious modern living with re fitted bathroom and en suite.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and transport links include J25 of the M1, East Midlands Airport, Long Eaton Station which is literally only a few minutes walk away and the A52 and other main roads all of which provide good access to both Nottingham and Derby. In brief the property comprises, entrance hall, living room, kitchen/diner, utility, downstairs WC, integral garage, four double bedrooms, en suite and family bathroom. Outside to the front of the property is a three car driveway along with small grass area leading down the side of the property via a wooden gate. The rear garden is beautifully established with shrubs and is partly lawn and patio , also offering a log burning hot tub.



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ENTRANCE HALL: Welcoming Hall with stairs to first floor, and door to living room. UPVC double glazed door, LVT flooring.

LIVING ROOM: Double glazed uPVC double glazed bay window to the front, LVT flooring, radiator, French doors to dining room, single door to kitchen, bio fuel fire with feature surround.

KITCHEN/DINER: 7' 10" x 20' 6" (2.40m x 6.26m) Beautiful Country kitchen fitted with solid wooden work surfaces, Belfast sink, integrated Bosch appliances including oven, combi microwave oven, induction hob and extractor fan, fridge freezer and dishwasher. Under and over counter storage cupboards, double glazed uPVC window to the rear, spotlights and breakfast bar. Dining area accommodates a large dining table, French doors to rear garden and radiator. Tiled flooring throughout.

UTILITY AREA: 3' 9" x 7' 11" (1.15m x 2.42m) Leading from the kitchen a handy space with sink and tap, along with storage cupboards and work surface, space for washing machine and double glazed uPVC door to the side.

WC: Double glazed uPVC window to the side, toilet and sink unit with storage cupboard, radiator.

BEDROOM ONE: 10' 5" x 10' 2" (3.20m x 3.10m) Double glazed uPVC window to the front, built in wardrobe, radiator, LVT flooring and door to en suite.

EN SUITE: Double glazed uPVC window to the front, enclosed shower unit, toilet with built in sink and storage cupboard and towel radiator.

BEDROOM TWO: 8' 11" x 11' 8" (2.72m x 3.56m) Double glazed uPVC window to the rear, built in wardrobe, carpet and radiator.

BEDROOM THREE: 12' 0" x 8' 0" (3.66m x 2.44m) Double glazed uPVC window to the front, built in wardrobe, carpet and radiator.

BEDROOM FOUR: 7' 2" x 10' 3" (2.19m x 3.13m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM: 6' 5" x 8' 9" (1.98m x 2.68m) Re fitted bathroom suite with 'p' shaped panelled bath, luxury rainfall shower head and hand held spray. Toilet with sink and storage unit, tiled flooring and part tiled walls, towel radiator and double glazed uPVC window to the rear.

INTEGRAL GARAGE: 8' 3" x 17' 8" (2.53m x 5.39m) Electric roller door, access to house, electrics and combi boiler.

OUTSIDE: To the front of the property is a driveway for up to three cars, small lawn area and access via a wooden gate to the side and rear of the property. The well established rear garden has been beautifully maintained and offers a lovely patio seating area along with lawn. Log burning hot tub and shrubs.

TENURE: Freehold

VIEWINGS: Strictly by appointment only via Wallace Jones.

