



**Circuit Drive, Long Eaton, Nottingham, NG10 2GH**  
£450,000 Freehold

  
**MARTIN&CO**



## Circuit Drive, Long Eaton

4 Bedrooms, 2 Bathroom

£450,000

- Executive, Four Bedroom Detached House
- Open Plan Kitchen/Diner
- Living Room With French Doors
- Study
- Ample Off Road Parking & Double Garage
- West Facing, Low Maintenance Rear Garden
- No Onward Chain

Being offered to the market with no onward chain this attractive, double fronted executive detached home offers a spacious, contemporary interior and is situated in a sought after modern development affording excellent transport links and access to local amenities. The property - the former show home - briefly comprises of an entrance hall, living room with French Doors to the rear garden, a large open plan kitchen/diner, separate utility, cloakroom and study to



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

the ground floor with the first floor housing the master bedroom with fitted wardrobes and en-suite, three further well proportioned bedrooms all with fitted storage and a four piece family bathroom. Externally, the home has an enclosed, low maintenance west facing rear garden, a double width driveway providing ample off road parking for several vehicles and leading to a detached double garage ensuring the property ticks all the boxes required for a stunning family home. Early viewing is strongly recommended.

**HALLWAY** 9' 9" x 6' 4" (2.97m x 1.93m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor, storage cupboard and ceiling light.

**CLOAKROOM** With a low flush w.c, half pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

**LIVING ROOM** 16' 7" x 11' 2" (5.05m x 3.4m) With fitted carpet, wall mounted electric fire, two wall

mounted radiators, uPVC double glazed French doors to the rear elevation and ceiling light.

**KITCHEN/DINER** 19' 11" x 12' 1" (6.07m x 3.68m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and half stainless steel sink and drainer with upstand and breakfast bar seating, integrated electric twin oven, inset gas hob with extractor hood over and stainless steel backsplash, integrated fridge, freezer and dishwasher, tiled flooring, two uPVC double glazed windows to the rear elevation, wall mounted radiator and ceiling light. The dining area has tiled flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**UTILITY ROOM** 6' 3" x 4' 5" (1.91m x 1.35m) With washing machine plumbing and dryer point, rolled edge worktop, tiled flooring, under stairs storage cupboard, wall mounted radiator, external door to the rear garden and ceiling light.

**STUDY** 11' 2" x 5' 9" (3.4m x 1.75m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**LANDING** With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 3" x 9' 5" (3.73m x 2.87m) With fitted carpet, fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a double width walk in shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, opaque uPVC double glazed window the side elevation, wall mounted radiator and fitted ceiling spotlights.

**BEDROOM TWO** 10' 1" x 9' 6" (3.07m x 2.9m) With fitted carpet, uPVC double glazed window to the front





elevation, fitted wardrobe with sliding mirrored doors, wall mounted radiator and ceiling light.

**BEDROOM THREE** 11' 2" x 7' 6" (3.4m x 2.29m) With fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe, wall mounted radiator and ceiling light.

**BEDROOM FOUR** 8' 4" x 6' 10" (2.54m x 2.08m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a four piece suite with panelled bath, shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, opaque uPVC double glazed window to the rear elevation, wall mounted radiator and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a private and enclosed west facing rear garden which is low maintenance with a paved patio area, gravelled area, artificial lawn, fenced boundary and secure gate access. To the front is a double width driveway providing ample off road parking for several vehicles and leading to a detached, double garage with electric up and over door, power and lighting. Previously used as the site sales office there is a uPVC double glazed window to the side elevation, plastered walls, electric heater and fitted ceiling spotlights.







## Martin & Co Beeston

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