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WALLACE · JONES  
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

146 Bridge Street, Long Eaton, Nottingham, NG10 4QR

£349,950



Four bedroom New Build Detached House located in Long Eaton, Nottingham

New Build, 3 Storey, 4 Bedroom, 2 Bathroom, Detached Dwelling. Fitted Kitchen with appliances: Neff oven and hob, Bosch Dishwasher, Candy Washer/ Dryer. 4 Piece Bathroom Suite. En Suite to master. Off Road parking spaces. Garden backing onto Canal. Inspection essential. Not registered under Help to Buy.



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## Property Description

**ENTRANCE HALLWAY:** Composite double glazed front door, UPVC double glazed side light, LVT flooring, spindle staircase to first floor, wall mounted trip fuse box, double radiator, under stairs store cupboard, recessed spot lighting.

**CLOAKS/WC:** Low level wc, wash hand basin on vanity surround with double opening store cupboards below, part tiled splash back, double radiator, LVT flooring, extractor fan, recessed spotlighting.

**LIVING ROOM:** 16' 11" x 10' 5" (5.17m x 3.20m) UPVC double glazed window, LVT flooring, double radiator, tv point, recessed spot lighting.

**DINING KITCHEN:** 17' 8" x 9' 11" (5.40m x 3.03m + recess) Inset one and a half single draining stainless steel sink unit with mixer taps, matching base and eye level units with work surfaces, Neff gas hob, separate Neff electric oven, built in stainless steel extractor hood, integral appliances include Candy washer/dryer and Bosch dishwasher, space for American style fridge/freezer, UPVC double glazed window, side UPVC double glazed bay window, bi-fold doors to rear garden, LVT flooring.

**SECOND FLOOR LANDING:** Double radiator, walk in store cupboard, recessed spot lighting, twin UPVC double glazed windows.

**BEDROOM 2:** 12' 2" x 8' 7" (3.72m x 2.63m + recess) UPVC double glazed window, double radiator, tv point, recessed spot lighting.



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**BEDROOM 3:** 11' 3" x 7' 7" (3.44m x 2.32m) UPVC double glazed window, double radiator, tv point, recessed spot lighting

**BEDROOM 4:** 8' 9" x 8' 8" (2.69m x 2.66m) Twin aspect UPVC double glazed windows, double radiator, tv point, recessed spot lighting

**BATHROOM/WC:** Contemporary four piece suite in white comprising corner shower cubicle with mains shower, low level wc, panelled bath, floating wash hand basin, vertical chrome radiator/towel rail, part tiled walls, recessed spot lighting, LVT flooring.

**SECOND FLOOR LANDING:**

**BEDROOM 1:** 14' 0" x 8' 3" (4.27m maximum x 2.53m + recess) UPVC double glazed window, Velux skylight, double radiator, tv point, recessed spot lighting, walk in boiler cupboard housing Ideal combination boiler.

**EN-SUITE SHOWER ROOM:** Modern white three piece suite comprising corner shower cubicle with mains shower over, low level wc, pedestal wash hand basin on vanity surround with store cupboards below, vertical chrome radiator/towel rail, part tiled walls, Velux skylight. LVT flooring.

**OUTSIDE:** Off road parking for two vehicles to front elevation, gated access leading to lawned rear garden with patio area, external water point and twin power points.

**TENURE:** Freehold.

**VIEWINGS:** Strictly through Wallace Jones Estate Agents.

