



17 Neville Road,
Calverton, NG14 6HH

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Situated on a large corner plot, and with planning permission for an extension to the ground floor, this large detached property will make an ideal home for a busy family.

The property provides accommodation including an entrance a living room with an open archway to the dining room, a fitted kitchen, and a conservatory on the ground floor, with three double bedrooms, a single bedroom/office, and a contemporary four piece bathroom suite on the first floor.

Benefiting from UPVC double glazing, and gas central heating with a modern combination boiler, the property has also had the electrical consumer unit upgraded in recent years.

There are large south west facing gardens to the side and rear of the property, laid mainly to lawn and patio, plus a driveway and an integral garage at the front providing off road parking for a number of vehicles.

Situated in the popular village of Calverton, the property is close to an excellent range of facilities including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. Calverton is also within easy reach of Nottingham City Centre and surrounding villages via local transport links and main road routes.

Viewing is recommended.

Guide Price £325,000





ACCOMMODATION

The UPVC entrance door at the front of the property has a glazed panel and matching side panel, and gives access to the entrance hall.

From the entrance hall there are stairs rising to the first floor, and a door opening to the living room. The spacious living room overlooks the front and has a feature electric fire inset into the chimney breast, and an open archway into the dining room. From the dining room there are sliding patio doors into the conservatory which overlooks the garden, and a door into the kitchen.

The kitchen has a range of wood wall and base units in white, with a built in electric fan oven and an electric hob. There is an American style fridge/freezer (to be included in the sale), and space for further appliances. A door leads from the kitchen into the rear garden.

On reaching the first floor, the landing gives access to all four bedrooms (the master with fitted furniture), and the family bathroom. Fitted with a contemporary four piece suite, the family bathroom includes a walk in shower area with two shower heads, a free standing bath, a wash hand basin with vanity drawers beneath, and a low flush wc.

OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE.

There is a lawned garden adjacent, with hedged and fenced boundaries, and gated access to the rear garden.

The south west facing gardens at the side and rear of the property, include a patio seating area, good size lawns, and attractive raised flower borders.

The garage has an up and over door, power and lighting connected, and houses the Vaillant combination boiler and the recently installed consumer unit.

Planning Permission

We understand that Planning Permission has been granted for a ground floor extension to the property, accessed from the kitchen.

The permission includes the addition of a utility room and a ground floor wc, and the upgrade of the conservatory to an orangery which would span the width of the property.

Further details can be found on the Gedling Borough Council website.

Council Tax Band

Council Tax Band D. Gedling Borough Council.

Amount Payable 2023/2024 £2,369.35.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

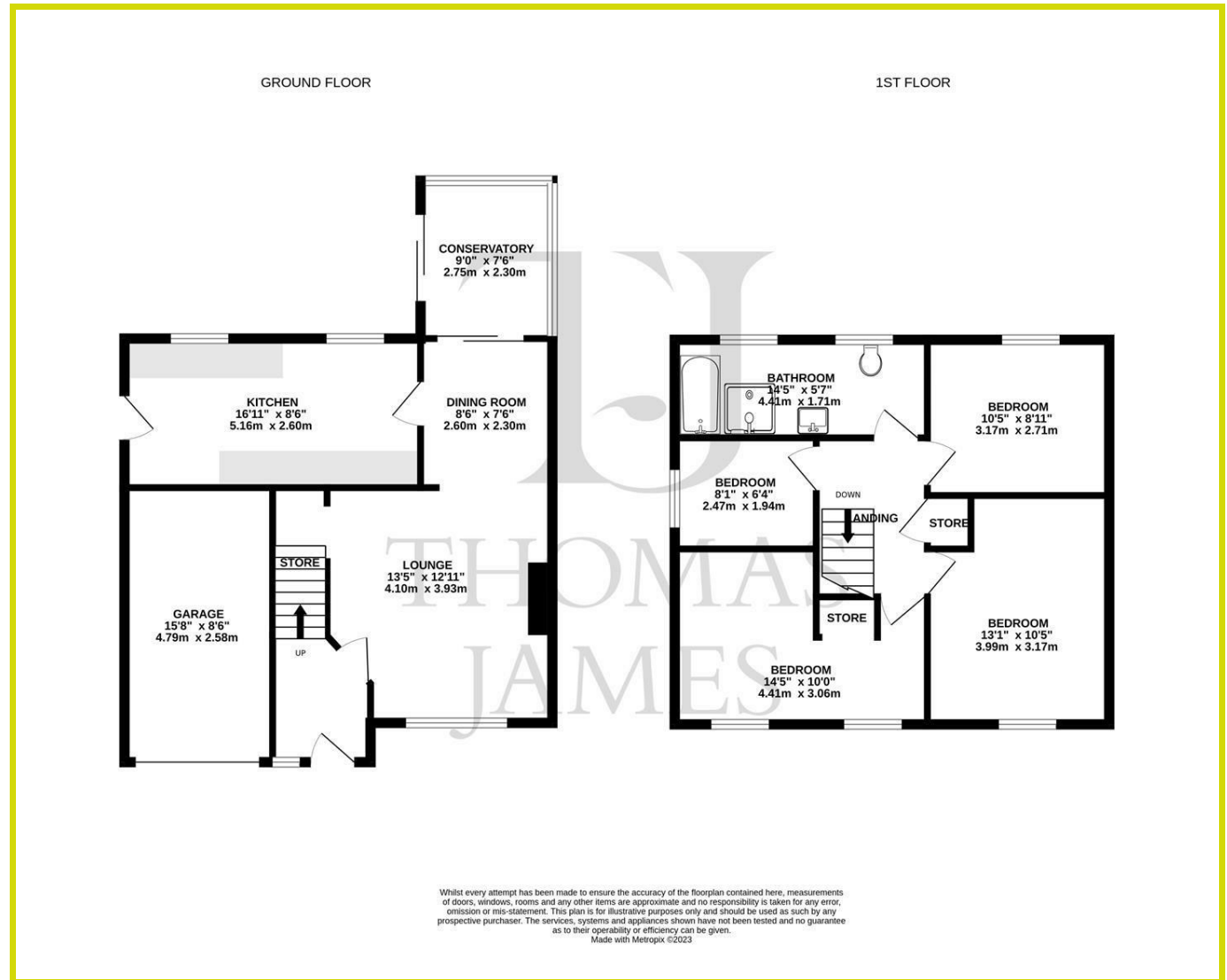
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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