

HoldenCopley

PREPARE TO BE MOVED

Main Street, Calverton, Nottinghamshire NG14 6LU

Guide Price **£775,000 - £825,000**

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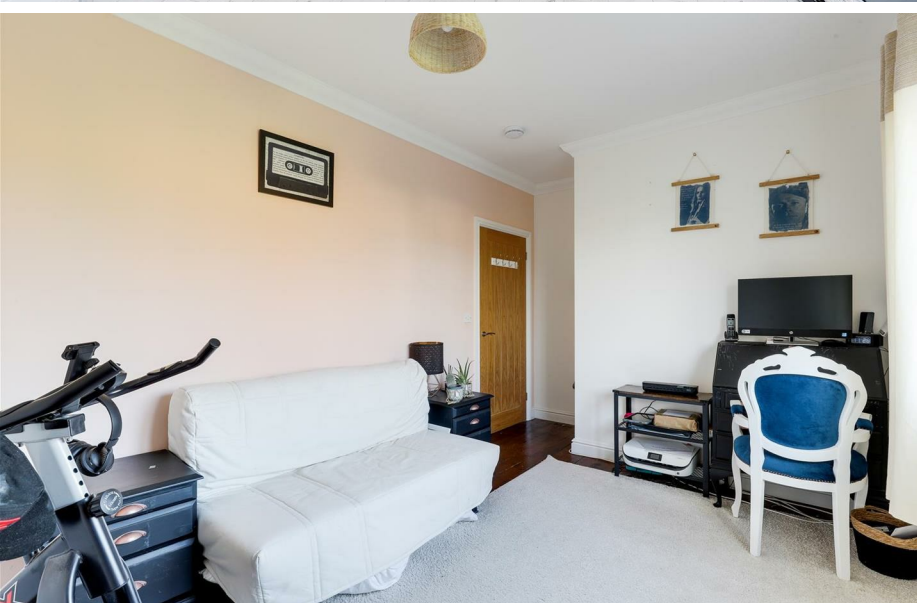
GUIDE PRICE £775,000 - £825,000

DETACHED HOUSE...

Perched in a highly desirable location, this detached residence presents an enchanting haven for families in search of a home seamlessly blending convenience and serenity. Ideally situated near Calverton Cricket Club, Ramsdale Park Golf Centre, Oxtun Woods, schools, shops, and various amenities, this property offers a vibrant lifestyle within reach. Positioned on an elevated and ample plot, this thoughtfully renovated home guarantees a swift move-in experience, perfect for those envisioning their forever abode. Upon entry through the spacious hallway, the ground floor unfolds to reveal an inviting living room, a playroom with French doors opening to the rear garden, an office, and a dining area seamlessly integrated with a stylish fitted kitchen featuring a central island. The ground floor is complemented by a fitted utility room providing access to the double garage and two convenient W/Cs. Ascending the stairs to the first floor unveils four bedrooms and a four-piece bathroom suite. Two bedrooms feature en-suites, one of which boasts a dressing room. The second floor is exclusively dedicated to the master bedroom, complete with a walk-in closet and a spacious en-suite. Outside, a block-paved driveway leads to a gravelled area, providing ample parking amid established trees, bushes, and shrubs. The fully enclosed rear garden ensures privacy and features a decorative patio, a shed, a lush lawn, and various mature trees. Gated access completes this picturesque residence, offering a sanctuary for families to forge enduring memories. The double garage, equipped with an electric up-and-over door, adds both practicality and security to this outstanding property.

MUST BE VIEWED





- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Stylish Fitted Breakfast Kitchen
- Separate Utility Room & Two W/C's
- Four Bedrooms
- Double Garage & Driveway For A Number Of Vehicles
- Fully Enclosed Private Rear Garden
- Well-Presented Throughout
- Fantastic Sized Plot





GROUND FLOOR

Entrance Hall

14'8" x 10'7" (4.49 x 3.24)

The entrance hall has wood-effect flooring, carpeted stairs, a double door in-built cupboard, coving to the ceiling, a radiator, a UPVC double glazed window to the front elevation, and a composite door providing access into the accommodation.

W/C

4'1" x 4'0" (1.25 x 1.23)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a radiator, coving to the ceiling, partially tiled walls, and wood-effect flooring.

Living Room

21'2" x 13'6" (6.46 x 4.13)

The living room has three UPVC double glazed windows to the front and side elevation, two radiators, a TV point, coving to the ceiling, a recessed chimney breast alcove with a feature fireplace and a solid wood mantelpiece, and wood-effect flooring.

Playroom

13'6" x 11'2" (4.13 x 3.41)

The playroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, wood-effect flooring, and double French doors opening out to the rear garden.

Office

9'4" x 8'4" (2.86 x 2.56)

The office has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Dining Area

13'11" x 9'10" (4.26 x 3.02)

The dining area has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, and open access into the kitchen.

Kitchen

16'2" x 13'0" (4.93 x 3.98)

The kitchen has a range of fitted shaker-style base and wall units with solid oak worktops and a central island, a composite sink and a half with a swan neck mixer tap and drainer, space for a range cooker, an extractor fan, an integrated fridge freezer, integrated dishwasher, coving to the ceiling, recessed spotlights, a vertical radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the garden.

Utility

12'9" x 6'5" (3.91 x 1.98)

The utility room has a range of fitted shaker-style base and wall units with solid oak worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a fridge freezer, tiled splashback, space and plumbing for a washing machine and tumble dryer, a radiator, coving to the ceiling, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

W/C

6'7" x 3'1" (2.01 x 0.96)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, coving to the ceiling, a radiator, and tiled flooring.

Double Garage

17'1" x 16'5" (5.23 x 5.01)

The double garage has a UPVC double glazed window to the side elevation, a single door providing access into the utility room, lighting, double electric sockets, and an electric up-and-over door opening out onto the driveway.

FIRST FLOOR

Landing

15'1" x 12'4" (4.62 x 3.78)

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, two double door in-built cupboards, an in-built cupboard, coving to the ceiling, a radiator, and provides access to the first floor accommodation.

Bedroom Two

15'1" x 12'3" (4.61 x 3.75)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring, and access into the a dressing room.

Dressing Room

16'11" x 8'3" (5.17 x 2.52)

The dressing room has a UPVC double glazed window to the front elevation, a Velux window, two radiators, three in-built cupboards, carpeted flooring, and access to the en-suite.

En-Suite

13'4" x 7'8" (4.07 x 2.35)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vertical and a column radiator, a wash basin, a freestanding bath with central taps and handheld shower fixture, a double walk-in shower enclosure with an overhead rainfall shower head and a handheld shower fixture, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

Bedroom Three

20'6" x 13'6" (6.27 x 4.14)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, coving to the ceiling, an open in-built cupboard, an in-built wardrobe, carpeted flooring, and access to the en-suite.

En-Suite

7'11" x 4'2" (2.43 x 1.28)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower head and handheld shower fixture, a heated towel rail, a shaver socket, an extractor fan, partially tiled walls, and vinyl flooring.

Bedroom Four

13'7" x 11'10" (4.15 x 3.61)

The fourth bedroom has two UPVC double glazed windows to the rear elevation, a radiator, an in-built wardrobe, and carpeted flooring.

Bathroom

9'10" x 9'1" (3.00 x 2.78)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a wash basin, a shower enclosure with an overhead rainfall shower head and handheld shower fixture, tiled splashback, a freestanding slipper roll top bath with claw feet, central taps and a handheld shower fixture, a radiator, an extractor fan, partially painted wood panelled walls, and wood-effect flooring.

Bedroom Five

15'3" x 9'2" (4.66 x 2.80)

The fifth bedroom has a UPVC double glazed window to the rear elevation, a radiator, two double door inbuilt cupboards, and wood-effect flooring.

SECOND FLOOR

Upper Landing

4'8" x 2'8" (1.43 x 0.83)

The landing has a Velux window, carpeted flooring, and access to the second floor accommodation.

Master Bedroom

27'11" x 17'11" (8.26 x 5.47)

The "L" shaped main bedroom has three UPVC double glazed windows to the front and rear elevation, three column radiators, carpeted flooring, and open access into the en-suite, and walk-in closet

En-Suite

15'3" x 13'3" (4.66 x 4.04)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, two wash basins, a walk-in shower enclosure with an overhead rainfall shower head and handheld shower fixture, a radiator, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

Walk-In-Closet

10'4" x 6'3" (3.16 x 1.92)

The walk in closet has a Velux window, a radiator, recessed spotlights, various shelving, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway onto a gravelled area providing parking for several vehicles with established trees, bushes and shrubs boundary, gated access to the rear garden and access to a double garage.

Rear

To the rear of the property is a fully enclosed private garden with courtesy lighting, a shed, a decorative patio area, a lawn, various established trees, a hedged boundary, and gated access.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the direct gov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

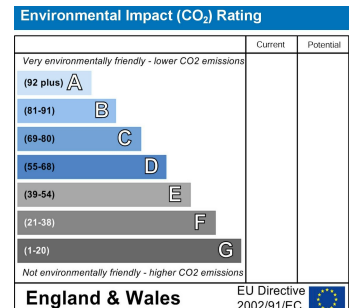
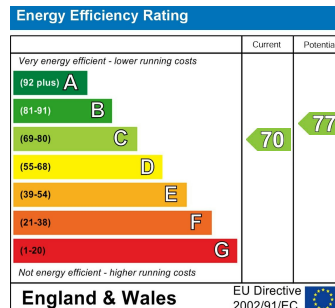
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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