

HoldenCopley

PREPARE TO BE MOVED

The Pastures, Calverton, Nottinghamshire NG14 6GB

Guide Price £280,000 - £290,000

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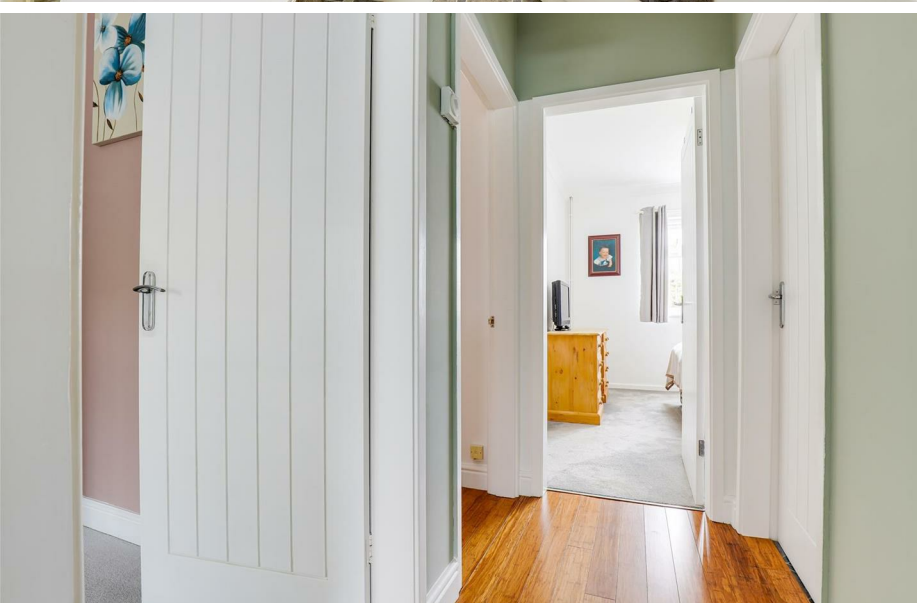
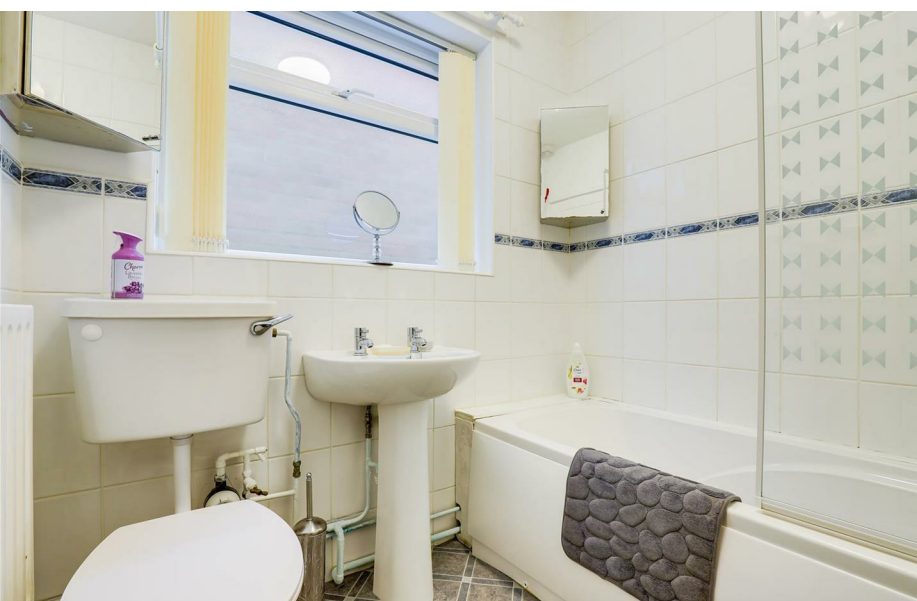
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DETACHED BUNGALOW...

Located within a serene neighbourhood, this detached bungalow presents an enticing opportunity for a myriad of potential buyers, particularly those in pursuit of a cosy, single-level dwelling. Its prime location is a definitive highlight, offering unparalleled convenience with an abundance of local amenities and seamless access to transportation links. Step through the entrance hall into a spacious living area seamlessly connected to the dining room, creating an ideal space for both relaxation and entertainment. The modern fitted kitchen beckons culinary enthusiasts with its sleek design and functionality. Three well-appointed bedrooms provide ample space for rest and relaxation, complemented by a tastefully designed three-piece bathroom suite. Beyond the interiors lies an outdoor oasis. At the front, a lawn bordered by vibrant flora welcomes residents and guests alike, while a driveway leads to a convenient garage with an up-and-over door. The rear of the property unveils a private retreat, complete with a patio, a Pergola, and a lawn enveloped by planted borders. An undercover seating area with decking, adorned with a Polycarbonate roof, offers a serene space for al fresco gatherings or quiet moments of reprieve, all enclosed by sturdy fence panels for added privacy and security.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5'8" x 4'1" (1.75m x 1.26m)

The entrance hall has a UPVC double glazed obscure window to the front elevation, a radiator, wood-effect flooring, and a single door providing access into the accommodation.

Living Room

14'9" x 14'5" (4.50m x 4.41m)

The living room has a UPVC double glazed window to the front elevation, two radiators, a TV point, a feature fireplace, coving to the ceiling, wood-effect flooring, and open access into the dining room.

Dining Room

10'7" x 7'10" (3.23m x 2.39m)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

8'3" x 19'3" (2.52m x 5.87m)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, wood-effect flooring, two UPVC double glazed window to the rear and side elevation, and a UPVC door providing access into the rear garden.

Hall

6'4" x 3'2" (1.95m x 0.98m)

The hall has wood-effect flooring, and access into the loft with lighting and via a pull down ladder.

Master Bedroom

9'4" x 10'6" (2.87m x 3.21m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

17'3" x 7'2" (5.26m x 2.20m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

9'8" x 13'10" (2.96m x 4.23m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes and drawers, and carpeted flooring.

Bathroom

6'0" x 6'5" (1.83m x 1.98m)

The bathroom has a UPVC double glazed obscure window to the side elevation, low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, an in-built cupboard, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small lawn with planted borders with various plants, a driveway with access to the garage with an up-and-over door.

Rear

To the rear of the property is an enclosed rear garden, with a patio area, a Pergola, a lawn, an undercover seating area with decking, and a Polycarbonate roof, planted borders, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed

100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov 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.

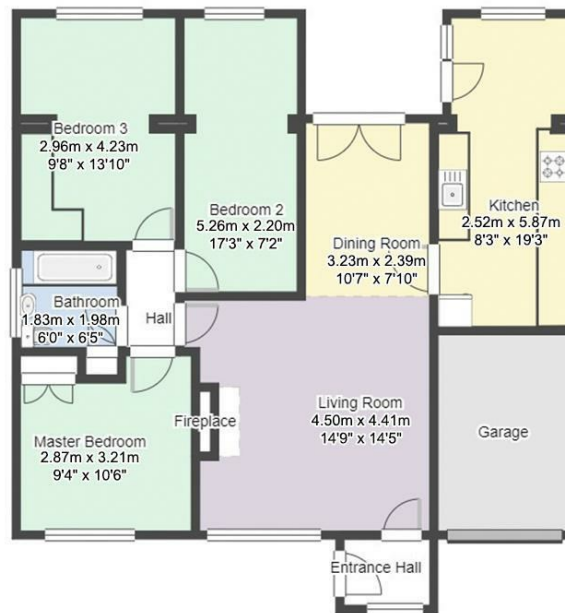
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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	England & Wales	

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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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