

# HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FN

---

£375,000

Calverton Road, Arnold, Nottinghamshire NG5 8FN



## NO UPWARD CHAIN...

This charming three-bedroom detached Victorian house offers spacious accommodation and is presented to the market with no upward chain. Located in a highly sought-after area, this property enjoys close proximity to local amenities, excellent facilities, great schools, easy transport links, and access to the beautiful countryside. The ground floor features an inviting entrance hall, two generous reception rooms, a bright conservatory, a well-appointed fitted kitchen with a separate utility room, a convenient store room, and a W/C. Upstairs, the first floor hosts three spacious double bedrooms and a stylish bathroom suite. Outside, the property boasts well-maintained private gardens at both the front and rear, a gated driveway offering ample off-road parking, a garage, a workshop, and a greenhouse, providing ample space for gardening enthusiasts and parking.

MUST BE VIEWED





- Detached Victorian House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Separate Utility Room
- Ground Floor W/C
- Three Bathroom Suites
- Workshop, Single Garage & Gated Driveway
- Well-Maintained Private Gardens
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, an in-built under-stair cupboard, UPVC double-glazed window to the front elevation, recessed spotlights, and a single UPVC door providing access into the accommodation.

### Dining Room

17'6" x 9'5" (5.34m x 2.89m)

The dining room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, and a feature cast-iron fireplace with a decorative surround.

### Living Room

13'10" x 11'8" (4.24m x 3.57m)

The living room has dual aspect UPVC double-glazed windows, carpeted flooring, a radiator, coving to the ceiling, a TV point, and a sliding patio door to access the conservatory.

### Conservatory

13'8" x 8'0" (4.19m x 2.45m)

The conservatory has tiled flooring, a radiator, a range of UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to access the garden.

### Kitchen

13'6" x 8'0" (4.12m x 2.44m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, an integrated dishwasher, tiled flooring, tiled splashback, a wall-mounted Worcester combi-boiler, coving to the ceiling, a radiator, and a UPVC double-glazed window to the rear elevation.

### Utility Room

8'10" x 8'3" (2.71m x 2.54m)

The utility room has a UPVC double-glazed window to the side elevation, a fitted worktop with wall and base units, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a tumble-dryer, space for a fridge freezer, tiled splashback, tiled flooring, access into a store room, and a UPVC door providing access to the rear garden.

### W/C

This space has a low level flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

13'11" x 11'9" (4.25m x 3.59m)

The first bedroom has dual aspect UPVC double-glazed windows, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, a dressing table, a window seat and drawers.

### Bedroom Two

16'6" x 9'5" (5.05m x 2.88m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a vanity unit wash basin, fitted storage cupboards, and a shower enclosure.

### Bedroom Three

14'4" x 9'8" (4.37m x 2.96m)

The 'L' shaped third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

7'4" x 7'1" (2.26m x 2.17m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a shower enclosure with a mains-fed shower, waterproof and tiled splashback, a grab handle, a chrome heated towel rail, wood-effect flooring, an extractor fan, and a UPVC double-glazed window to the side elevation.

## OUTSIDE

Outside of the property there are private enclosed garden with tiled and paved areas, multiple lawns, various plants and shrubs, courtesy lighting, an arched area leading to a greenhouse, two single garages, and a gated driveway providing ample off-road parking.

## Garage

16'9" x 12'0" (5.11m x 3.66m)

The garage has two windows, lighting, power points, open access into the second garage, and a roller shutter door opening out onto the driveway.

## Workshop

12'0" x 11'2" (3.66m x 3.41m)

The workshop has a window, lighting, and a single door.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps

(Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area is High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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:

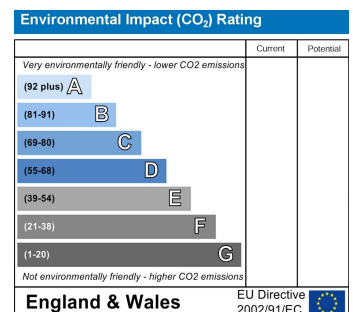
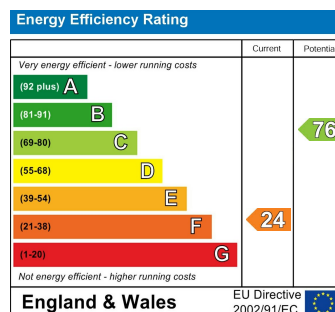
Property Tenure is Freehold

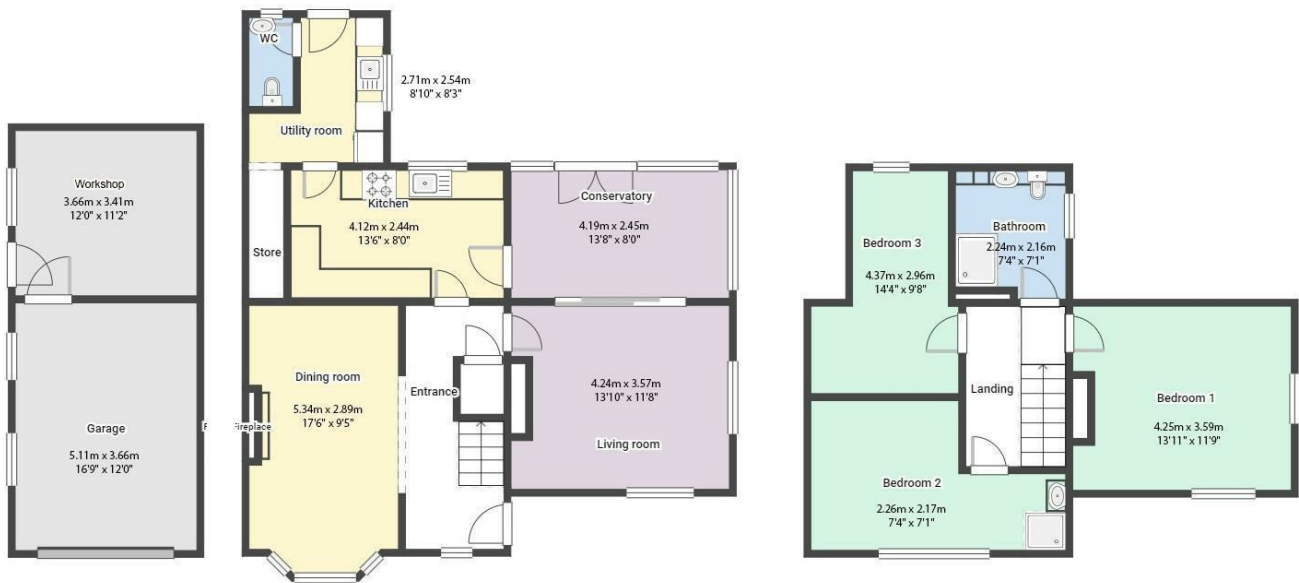
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





**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.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)