

HoldenCopley

PREPARE TO BE MOVED

Main Street, Calverton, Nottinghamshire NG14 6FB

£450,000

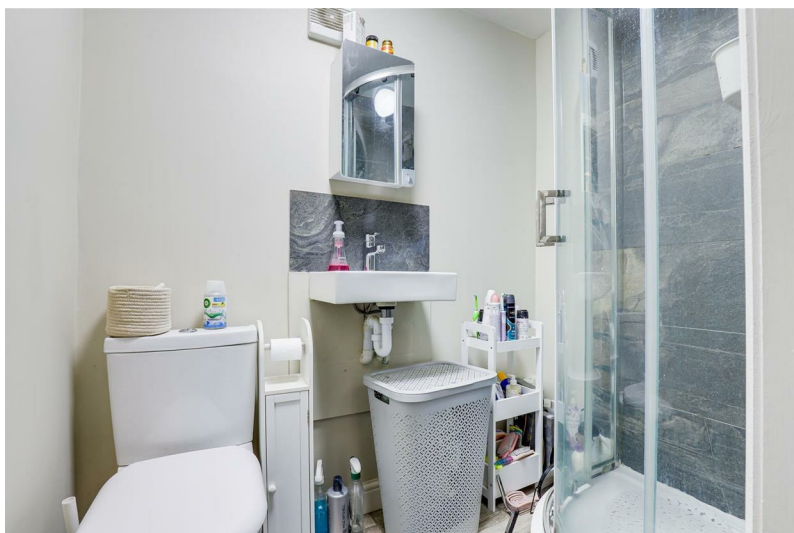
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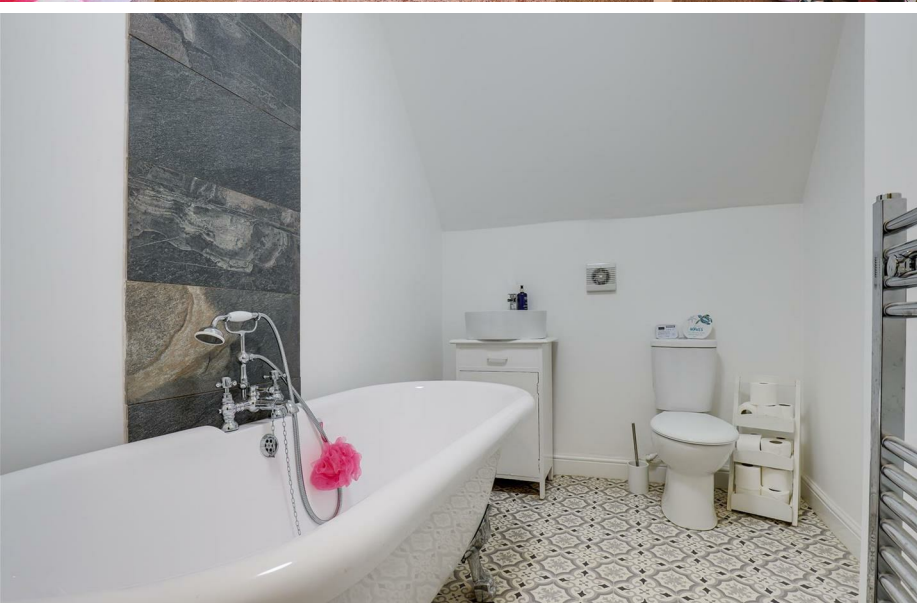


VERSATILE DETACHED HOUSE WITH ANNEX...

Welcome to this charming detached house offering versatile accommodation, including a self-contained fully furnished annex. This property seamlessly blends original features, such as exposed ceiling beams and oak doors, with modern upgrades, including new concrete flooring, a new roof, a new boiler, and complete re-wiring. With its extensive renovations, this home is ready for you to drop your bags and move straight in. Situated in a highly desirable rural location, the house provides easy commuting links and stunning scenic countryside views. The ground floor features a living room, a quaint old-style larder kitchen diner, a convenient W/C, and a utility room. Additionally, there is a bedroom with an en-suite, ideal for guests. The first floor offers three well-appointed bedrooms, a family bathroom, and an additional W/C in the master bedroom. The property then benefits from the annex, which features an open plan kitchen and living area, a double bedroom, and an en-suite. Outside, the property boasts double gated access for secure off-road parking, leading to a low-maintenance courtyard, perfect for outdoor relaxation and entertaining. This property, with its perfect blend of character and modern amenities, offers a unique living experience in a tranquil rural setting. Don't miss the opportunity to make this stunning house your new home—contact us today to arrange a viewing!

MUST BE VIEWED





- Renovated Detached House With Fully Furnished Annex
- Four Bedrooms
- Kitchen Diner With Separate Utility
- Spacious Living Room
- New & Original Features Throughout
- Two Bathrooms & Two W/C's
- Gated Driveway
- Low Maintenance Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'11" x 13'4" (4.26m x 4.08m)

The living room has carpeted flooring, a TV and a TV point, a corner-shaped sofa, exposed beams on the ceiling, a recessed chimney breast alcove with a log-burning stove and tiled hearth, a column radiator, and double doors providing access into the accommodation.

Kitchen

13'5" x 13'9" (4.11m x 4.21m)

The kitchen has a countertop wash basin, a freestanding range cooker, space for a dining table, Karndean flooring, carpeted stairs, exposed beams on the ceiling, and a double-glazed window.

Utility Room

8'11" x 9'11" (2.73m x 3.03m)

The utility room has a freestanding washing machine, a tumble-dryer, a freestanding American-style fridge freezer, wood-effect flooring, a column radiator, a double-glazed obscure window, and a stable-style door providing access into the accommodation.

W/C

6'6" x 2'10" (1.99m x 0.88m)

This space has a low level dual flush W/C, wood-effect flooring, a column radiator, and a UPVC double-glazed obscure window.

Bedroom Four

13'6" x 8'4" (4.13m x 2.56m)

The fourth bedroom has carpeted flooring, a column radiator, a bed, access into the en-suite, and double doors providing access outdoors.

En-Suite

3'11" x 6'0" (1.21m x 1.84m)

The en-suite has a low level dual flush W/C, a wash basin, a corner fitted shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, and an extractor fan.

FIRST FLOOR

Landing

4'8" x 28'6" (1.44m x 8.71m)

The landing has carpeted flooring, a skylight window, and providing access to the first floor accommodation.

Master Bedroom

9'9" x 13'8" (2.98m x 4.18m)

The main bedroom has a double-glazed window, carpeted flooring, a double bed with a TV, a column radiator, an in-built cupboard, and access into the W/C.

W/C

4'3" x 2'6" (1.32m x 0.78m)

This space has a low level flush W/C, a wash basin, tiled splashback, an extractor fan, and carpeted flooring.

Bedroom Two

9'6" x 9'10" (2.91m x 3.01m)

The second bedroom has a double-glazed window, a bunk bed, and carpeted flooring.

Bedroom Three

7'2" x 9'11" (2.19m x 3.03m)

The third bedroom has a double-glazed window, a single bed, carpeted flooring, and a column radiator.

Bathroom

6'6" x 8'10" (1.99m x 2.71m)

The bathroom has a low level dual flush W/C, a countertop wash basin, a freestanding roll top bath with a handheld shower head, a tiled feature splashback, vinyl flooring, an extractor fan, and a chrome heated towel rail.

OUTSIDE

To the front of the property is a double gated driveway providing off-road parking, leading to a low maintenance courtyard style garden with paved patio, a shed, a gravelled area, and courtesy lighting.

ANNEX

Kitchen/Living Room

12'10" x 12'1" (3.92m x 3.69m)

The annex kitchen and living area has fitted base units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, tiled splashback, a freestanding cooker,

washing machine, fridge and freezer, a microwave, a kettle, a sofa, carpeted flooring, a wall-mounted electric heater, two UPVC double-glazed windows, and a stable style wooden door providing access.

Bedroom

6'4" x 12'9" (1.95m x 3.91m)

The bedroom has a double bed, UPVC double-glazed window, carpeted flooring, a wall-mounted electric heater, and access into the en-suite.

En-Suite

6'7" x 5'4" (2.03m x 1.63m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, splashback, and a shower enclosure with a wall-mounted electric shower fixture.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 3G / 4G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply

Flood Risk Area - high risk of surface water flooding / very low risk of flooding from rivers and the sea

No flooding in the past 5+ years

Non-Standard Construction – Yes

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

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.

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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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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