

HoldenCopley

PREPARE TO BE MOVED

Newman Road, Calverton, Nottinghamshire NG14 6LG

Guide Price £220,000

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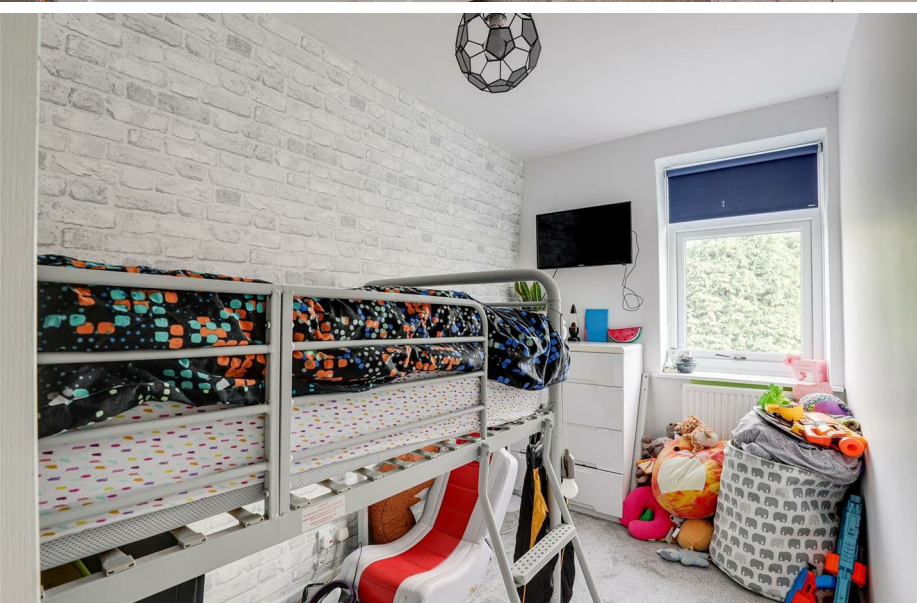
GUIDE PRICE £220,000 - £240,000

WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers a perfect blend of modern living and rural charm, making it an ideal choice for a diverse range of buyers. Recently extended and benefits from having the PRC certificate, the property boasts a light and spacious atmosphere, with abundant natural light enhancing its inviting interiors. Nestled in the picturesque village of Calverton, the home enjoys a tranquil setting while being conveniently close to local amenities, excellent school catchments, and easy commuting links. The ground floor features a welcoming entrance hall, a living room with a feature fireplace, a modern kitchen that seamlessly flows into the dining room, and a stylish three-piece bathroom suite. Upstairs, three well-proportioned bedrooms and an additional W/C offer comfortable living space. Externally, the property impresses with a driveway accommodating multiple vehicles at the front, and a private, thoughtfully designed garden at the rear, complete with multiple seating areas ideal for relaxation and outdoor entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Open Plan Dining Room
- Ground Floor Bathroom
- First Floor W/C
- Private Garden With Patio Areas
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

13'6" x 18'0" (4.14m x 5.49m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a feature fireplace with a stone surround, and a radiator.

Kitchen

9'9" x 12'1" (2.99m x 3.69m)

The kitchen has a range of fitted shaker-style base and wall units with worktops and under-counter lighting, an integrated double oven with an electric hob, an integrated dishwasher, space for a fridge freezer, a radiator, wood-effect flooring, tiled splashback, recessed spotlights, and open access to the dining room.

Dining Room

17'0" x 10'4" (5.19m x 3.15m)

The dining room has fitted shaker-style base units with worktops, a fitted breakfast bar, space and plumbing for a washing machine, a wall-mounted Worcester boiler, wood-effect flooring, a radiator, recessed spotlights, a skylight window, a UPVC double-glazed window to the rear elevation, a single UPVC door and double French doors opening out to the garden.

Bathroom

10'0" x 5'8" (3.06m x 1.74m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture and a dual-rainfall shower, a glass shower screen, floor-to-ceiling tiles, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'11" x 12'2" (3.65m x 3.72m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, an in-built open wardrobe, and a radiator.

Bedroom Two

7'0" x 12'3" (2.14m x 3.74m)

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

Bedroom Three

12'6" x 6'0" (3.82m x 1.84m)

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

W/C

2'8" x 5'8" (0.83m x 1.74m)

This space has a low level flush W/C, wood-effect flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for two cars, gated access to a lawned area with a range of plants and shrubs, and further gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio and gravelled area, a range of plants and shrubs, a lawn, fence panelled boundaries, courtesy lighting, and a shed.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly good coverage for 4G

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 - Low risk on surface water & very low for Rivers & Sea

Non-Standard Construction – Yes - Cornish Type I

Any Legal Restrictions – No

Other Material Issues – There is an asbestos waste pipe from the upstairs toilet, but it is not considered a risk.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

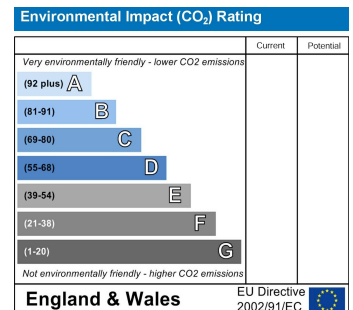
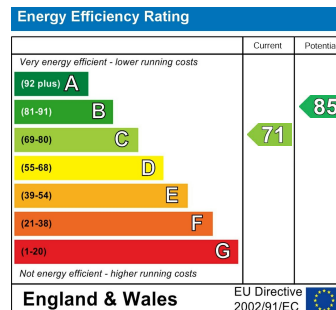
The vendor has advised the following:

Property Tenure is Freehold

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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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