

HoldenCopley

PREPARE TO BE MOVED

Paddock Close, Calverton, Nottinghamshire NG14 6GJ

Guide Price £265,000

Paddock Close, Calverton, Nottinghamshire NG14 6GJ



GUIDE PRICE £265,000 - £285,000

DETACHED BUNGALOW...

This two-bedroom detached bungalow, located in a sought-after area, offers deceptively spacious accommodation, making it ideal for a variety of buyers. Perfectly positioned close to local shops, excellent transport links and within great school catchments, the property provides both convenience and comfort. Inside, the bungalow features a bright living room, a dining room, a well-appointed fitted kitchen and two generously sized bedrooms, along with a stylish three-piece bathroom suite and a versatile loft space. Outside, the property boasts off-road parking, a garage and a lovely garden with a well-maintained lawn and a practical shed. This versatile home is perfect for anyone seeking a peaceful yet convenient lifestyle.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Loft Space
- Off Street Parking & Garage
- Private South Facing Garden
- Must Be Viewed





GROUND FLOOR

Dining Room

12'7" x 7'10" (3.84m x 2.41m)

The dining room has two UPVC double-glazed windows to the front and side elevation, wood-effect flooring, a radiator, coving, open access to the kitchen and a single UPVC door providing access into the accommodation.

Kitchen

8'11" x 8'9" (2.72m x 2.68m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, wood-effect flooring, partially tiled walls, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door.

Living Room

14'11" x 11'10" (4.56m x 3.63m)

The living room has two UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace and coving.

Hall

The hall has carpeted flooring, a radiator, a built-in cupboard and access to the loft.

Master Bedroom

15'1" max x 9'11" (4.60m max x 3.04m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in dressing table with cupboards.

Bedroom Two

12'0" x 8'11" (3.67m x 2.72m)

The second bedroom has a UPVC double-glazed window to the rear elevation and access to the loft space.

Bathroom

8'5" x 5'2" (2.58m x 1.59m)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, tiled flooring, partially tiled walls, a chrome heated towel rail, a towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Loft Space

30'6" x 11'0" (9.31m x 3.37m)

The loft space has two velux windows.

OUTSIDE

Outside of the property there is off road parking, a garage and a south facing garden with a fence panelled boundary, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions - 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.

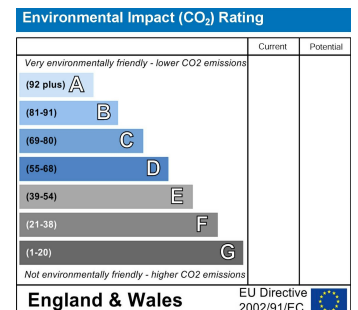
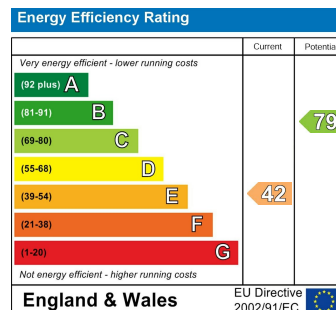
The vendor has advised the following:

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.



Paddock Close, Calverton, Nottinghamshire NG14 6GJ

HoldenCopley
PREPARE TO BE MOVED



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

www.holdencopley.co.uk

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.