

HoldenCopley

PREPARE TO BE MOVED

Renals Way, Calverton, Nottinghamshire NG14 6PH

Guide Price £355,000- £365,000

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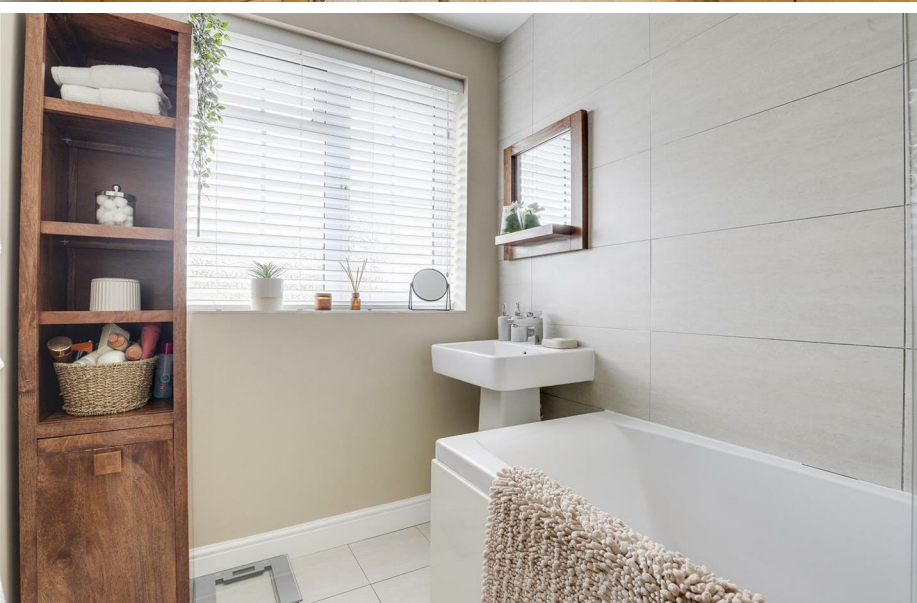
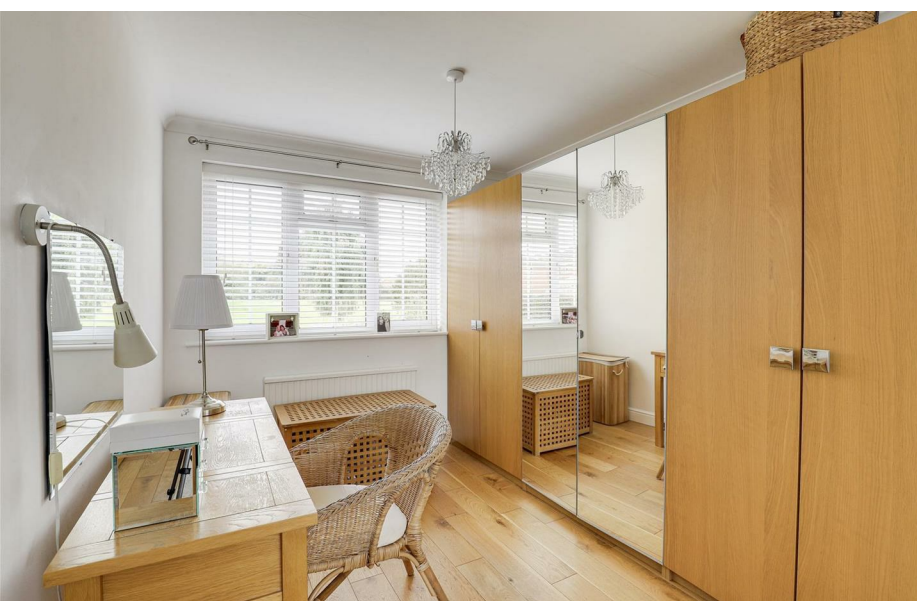
GUIDE PRICE £355,000 - £365,000

DETACHED HOUSE...

This well-presented detached house is situated in a popular area, offering views overlooking open fields. Ideally suited for a growing family, the property provides easy access to a range of local amenities, including shops, schools, and much more, along with excellent transport links for commuting and travel. Upon entering the home, you are welcomed by a bright and airy entrance hall that sets the tone for the spaciousness throughout. The ground floor features a generously sized living room, with French doors that open into a sunroom. This sunroom has direct access to the rear garden, making it ideal for relaxing or entertaining guests. The well-equipped, fitted kitchen leads seamlessly into the dining room. The dining room also provides convenient access to the garage, which not only offers additional storage but also houses a wall-mounted boiler, space for a tumble dryer, and an up-and-over door that opens onto the driveway. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering ample space for relaxation and storage. The main bathroom is fitted with a two-piece suite, while a separate W/C adds to the practicality of the home for busy family life. Externally, the property boasts attractive front gardens with planted borders, a driveway leading to the garage, and gated access to the rear of the house. The rear garden is a key feature of this home, offering an enclosed space with a well-maintained lawn, patio area, and an array of established shrubs, bushes, and plants. Additional features include a garden shed and panelled fencing along the boundaries, ensuring privacy and security.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Sunroom
- Two-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double glazed window to the front elevation, wood-effect flooring, carpeted stairs, coving to the ceiling, and a UPVC door providing access into the accommodation.

Living Room

19'9" x 15'3" (6.02m x 4.67m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a wrought iron feature fireplace and surround, a TV point, coving to the ceiling, wood-effect flooring, and double French doors opening to the sunroom.

Sunroom

11'3" x 6'9" (3.44m x 2.06m)

The sunroom has wood-effect flooring, a radiator, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Kitchen

12'2" x 8'11" (3.72m x 2.74m)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink with a swan neck mixer tap and drainer, space for a range cooker, and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear elevation, and open access into the dining room.

Dining Room

11'10" x 7'5" (3.63m x 2.28m)

The dining room has a UPVC double glazed window to the side elevation, coving to the ceiling, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

19'9" x 11'9" (6.04m x 3.59m)

The first bedroom has two UPVC double glazed windows to the front and rear elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bedroom Two

14'4" x 8'3" (4.38m x 2.54m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard, and wood-effect flooring.

Bedroom Three

9'5" x 7'7" (2.89m x 2.33m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bathroom

7'8" x 5'5" (2.35m x 1.67m)

The bathroom has a UPVC double glazed window to the rear elevation, a pedestal wash basin, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls and tiled flooring.

W/C

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

OUTSIDE

Front

To the front of the property is planted borders, a driveway to the garage, and gated access to the rear garden.

Garage

18'2" x 8'5" (5.55m x 2.57m)

The garage has a UPVC door opening to the rear garden, access into the dining room, space for a tumble dryer, a wall-mounted boiler, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, courtesy lighting, planted borders with established shrubs, bushes and plants, a shed, a lawn, and a fence panelled boundary to the sides.

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 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

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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.

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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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