

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Calverton, Nottinghamshire NG14 6LT

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Guide Price £500,000 - £550,000

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DETACHED FAMILY HOME...

We are excited to offer this spacious detached family home, ideally located in a popular location. This property provides easy access to excellent schools, shops, and transport links, making it an ideal choice for a growing family seeking convenience and comfort in a vibrant community. On entering the house, you are welcomed into a spacious entrance hall. The ground floor layout flows beautifully, beginning with the living room, which features a charming square bay window complete with a window seat. The dining room is open to the modern fitted kitchen, creating a seamless connection between the spaces. Off the kitchen is a utility room with access to a useful storage cupboard and the rear garden. From the dining room, there is access to a convenient ground floor W/C, and an open plan layout that leads into the family room, with sliding patio doors that open into a conservatory. The conservatory, in turn, opens to the rear garden through double French doors. Also on the ground floor is one of the five bedrooms, which benefits from its own en-suite bathroom. The first floor features four well-proportioned bedrooms, ensuring ample space for everyone in the household. The third bedroom boasts an en-suite, while the remaining three bedrooms are serviced by a modern three-piece family bathroom. Externally, to the front of the house is a lawn, a private driveway, and a hedged boundary. To the rear, there is a large enclosed garden, ideal for outdoor entertaining and family activities. This delightful garden includes a patio area, and an open shed for additional storage, established plants, shrubs, bushes, and mature trees. There is also a well-maintained lawn, three sheds, a Pergola, and a further patio seating area for enjoying the sunshine. Additionally, there are planted borders with runner bean plants, an allotment, a greenhouse, and a fenced and hedged boundary that completes the outdoor space.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite, Two En-Suites & A Ground Floor W/C
- Off-Street Parking
- Enclosed large Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, stain glass windows to the front elevation, and a single door with a stained glass window insert.

### Living Room

14'1" into bay x 14'1" (4.30m into bay x 4.30m)

The living room has a UPVC double glazed square window to the front elevation with a window seat, a TV point, two fitted base cupboards, a feature fireplace with a decorative surround and tiled hearth, coving to the ceiling, and Herringbone style flooring.

### Dining Room

12'5" x 11'3" (3.80m x 3.44m)

The dining room has wood-effect flooring, coving to the ceiling, a chimney breast alcove recess with a log burner, open access into the family room, and access into the kitchen.

### W/C

5'2" x 3'10" (1.58m x 1.19m)

This space has a low level flush W/C, a countertop wash basin, and vinyl flooring.

### Kitchen

19'4" x 8'10" (5.91m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a ceramic hob and extractor fan, a radiator, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

### Utility Room

10'7" x 6'11" (3.23m x 2.11m)

The utility room has a range of fitted base and wall units solid oak worktops, a Belfast sink with a mixer tap, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

### Store Room

10'1" x 5'9" (3.08m x 1.76m)

The store room has concrete flooring, lighting, electrics, a wall-mounted boiler, and ample storage space.

### Family Room

10'11" x 6'10" (3.35m x 2.10m)

The family room has wood-effect flooring, a radiator, a TV point, and sliding patio doors opening into the conservatory.

### Conservatory

10'6" x 8'11" (3.21m x 2.72m)

The conservatory has tiled flooring, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

### Bedroom Four

14'7" x 9'9" (4.46m x 2.98m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

8'7" x 4'0" (2.64m x 1.24m)

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a wall-mounted electric shower fissure, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

14'9" x 9'11" (4.50m x 3.04m)

The first bedroom has a UPVC double glazed square bay window to the front elevation, a radiator, coving to the ceiling, a range of fitted furniture including wardrobes and chest of drawers, and carpeted flooring.

### Bedroom Two

11'5" x 11'3" (3.50m x 3.45m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes and chest of drawers, and wood-effect flooring.

### Bedroom Three

11'8" x 10'0" (3.56m x 3.05m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, wood-effect flooring, and access into the en-suite.

### En-Suite

9'10" x 3'8" (3.00m x 1.14m)

The en-suite has a UPVC double glazed window to the front elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

### Bedroom Five

7'9" x 7'5" (2.38m x 2.27m)

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

### Bathroom

8'2" x 5'5" (2.50m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a countertop wash basin, a 'P' shaped panelled bath with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a driveway, a hedged boundary, and access to the rear garden.

### Rear

To the rear of the property is a large, enclosed garden with a patio area, an open shed, steps up with established plants, shrubs, bushes and trees, a lawn, three sheds, a Pergola, a further patio seating area, planted borders with runner bean plants, an established enclosed allotment area, with greenhouse and potting shed, and a fence panelled with hedged boundary.

## ADDITIONAL INFORMATION

### DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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	
		54	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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