Holden Copley PREPARE TO BE MOVED

Main Street, Calverton, Nottinghamshire NGI4 6LT

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

 $|4^{+}|^{-}$ into bay $\times |4^{+}|^{-}$ (4.30m into bay $\times 4.30$ m)

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} " × 11^{3} " (3.80m × 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.

WIC

 5^{2} " × 3^{10} " (1.58m × 1.19m)

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

Kitchen

 19^{4} " × 8^{10} " (5.9lm × 2.7lm)

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

 $10^{\circ}7'' \times 6^{\circ}II'' (3.23m \times 2.11m)$

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} " × 5*9" (3.08m × 1.76m)

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

Family Room

 10^{11} " × 6^{10} " (3,35m × 2,10m)

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

Conservatory

 $10^{\circ}6'' \times 8^{\circ}11'' (3.21m \times 2.72m)$

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" × 9°9" (4.46m × 2.98m)

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

En-Suite

 $8*7" \times 4*0" (2.64m \times 1.24m)$

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

 $|4^{\circ}9'' \times 9^{\circ}||'' (4.50m \times 3.04m)$

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

 II^5 " × II^3 " (3.50m × 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

 $II^*8" \times IO^*0" (3.56m \times 3.05m)$

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

 $9^{10} \times 3^{8} (3.00 \text{ m} \times 1.14 \text{ m})$

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 walk-mounted electric shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Five

 $7^{\circ}9'' \times 7^{\circ}5''$ (2.38m × 2.27m)

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

Bathroom

 8^2 " × 5^5 " (2.50m × 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

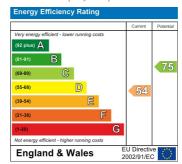
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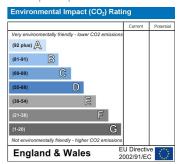
The vendor has advised the following: Property Tenure is Freehold

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HoldenCopley



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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
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