

# HoldenCopley

PREPARE TO BE MOVED

Old Hall Close, Calverton, Nottinghamshire NG14 6PU

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£380,000



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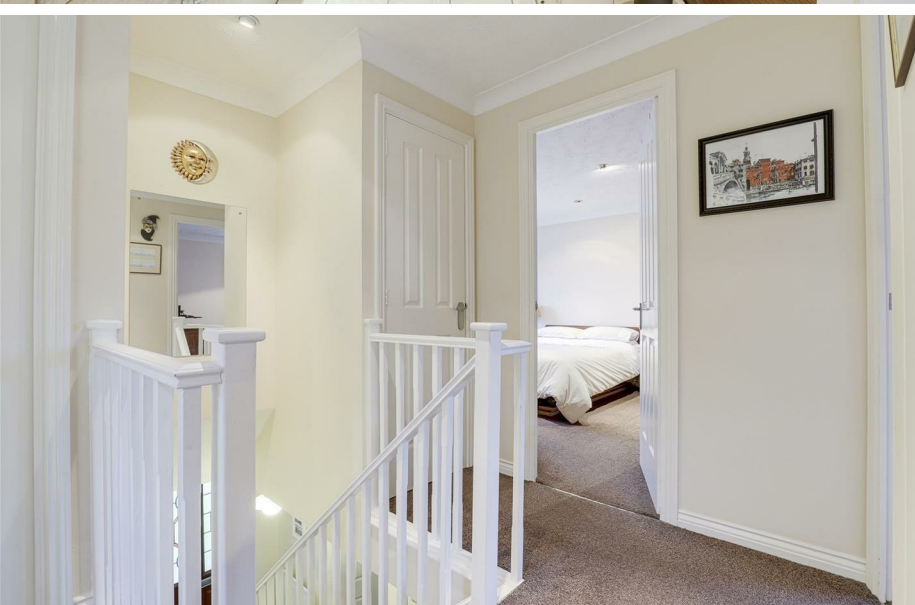
## DETACHED FAMILY HOME...

Located in the heart of the picturesque village of Calverton, this well-presented four-bedroom detached house is perfectly positioned in a peaceful cul-de-sac, offering a tranquil and private setting ideal for family living. As you step into the welcoming entrance hall, you'll find a convenient ground floor W/C. To the front of the property, the living room benefits from a large square bay window, allowing plenty of natural light to fill the space. The dining room, located at the rear, offers easy access to the garden, making it perfect for entertaining. Adjacent to the dining room is a well-equipped fitted kitchen, complete with a breakfast bar and further access to the rear garden. The kitchen flows seamlessly into the utility room, providing additional storage and functionality. From the utility room, you can enter the attached garage, which offers generous storage space, lighting, and an electric door leading to the driveway. Moving upstairs, the first floor features four bedrooms. The master bedroom enjoys its own en-suite bathroom for added privacy and convenience. The other three bedrooms are serviced by a modern three-piece family bathroom. The outdoor spaces are equally impressive. At the front of the property, you'll find courtesy lighting, a lawn, and a driveway that leads to the garage. The garage, besides having electric access, offers additional storage and direct entry into the utility room. The enclosed rear garden features a patio area perfect for outdoor dining, gravelled sections, a lawn, raised planters, a shed for extra storage, and a secure fence-panelled boundary that enhances the privacy of this lovely outdoor space.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and in-built cupboard, coving to the ceiling, full-height obscure window to the front elevation, and a door providing access into the accommodation.

W/C

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and wood-effect flooring.

Living Room

17'3" into bay x 11'3" (5.28m into bay x 3.44m)

The living room has a wooden double glazed square bay window to the front elevation, a radiator, coving to the ceiling, a feature fireplace, and wood-effect flooring.

Dining Room

10'5" x 9'7" (3.19m x 2.94m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator, and a door opening to the rear garden.

Kitchen

16'2" x 9'7" (4.93m x 2.94m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, recessed spotlights, a radiator, tiled splashback, tiled flooring, two double glazed windows to rear elevation, a door to the rear of the elevation, and access into the utility room.

Utility Room

6'7" x 5'8" (2.03m x 1.74m)

The utility room has a base unit with a worktop, a stainless steel sink with mixer taps and a drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler , a radiator, tiled flooring, and a double glazed window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, coving to the ceiling, recessed spotlights, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

15'10" x 11'3" (4.83m x 3.44m)

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

En-Suite

6'2" x 5'10" (1.89m x 1.78m)

The en-suite has a double glazed obscure window to the front elevation, a concealed flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, a shaver socket, partially tiled walls, and vinyl flooring.

Bedroom Two

14'3" x 9'4" (4.36m x 2.85m)

The second bedroom has a double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

12'5" x 9'4" (3.80m x 2.85m)

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

Bedroom Four

9'5" x 9'2" (2.88m x 2.81m)

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

Bathroom

7'6" x 5'6" (2.29m x 1.70m)

The bathroom has a double glazed obscure window to the side elevation, a concealed flush W/C, a counter-top wash basin, a panelled bath, a radiator, recessed spotlights, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, a driveway leading to the garage, and access to the rear garden.

Garage

17'4" x 8'6" (5.29m x 2.61m)

The garage has ample storage, lighting, electricity, access into the utility room, and an electric door opening onto the driveway,

Rear

To the rear of the property is an enclosed garden with a patio area, gravelled areas, a lawn, raised planted areas, a shed, and a fence panelled boundary.

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 - Never Flooded

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

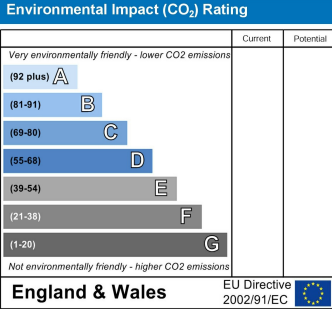
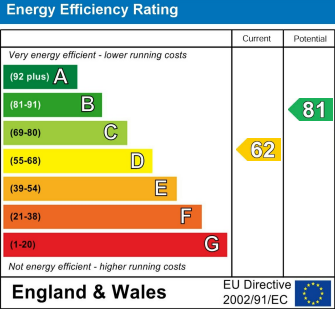
The vendor has advised the following:

Property Tenure is Freehold

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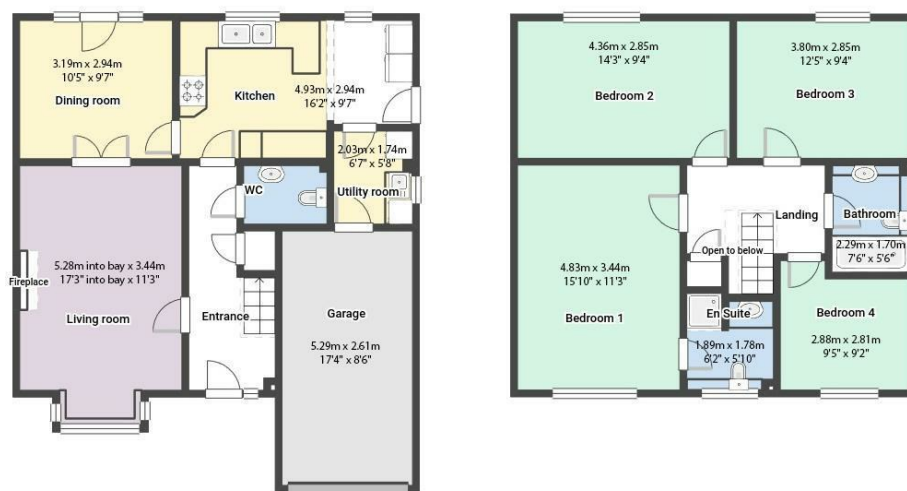
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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