

HoldenCopley

PREPARE TO BE MOVED

Park Road, Calverton, Nottinghamshire NG14 6LE

£225,000

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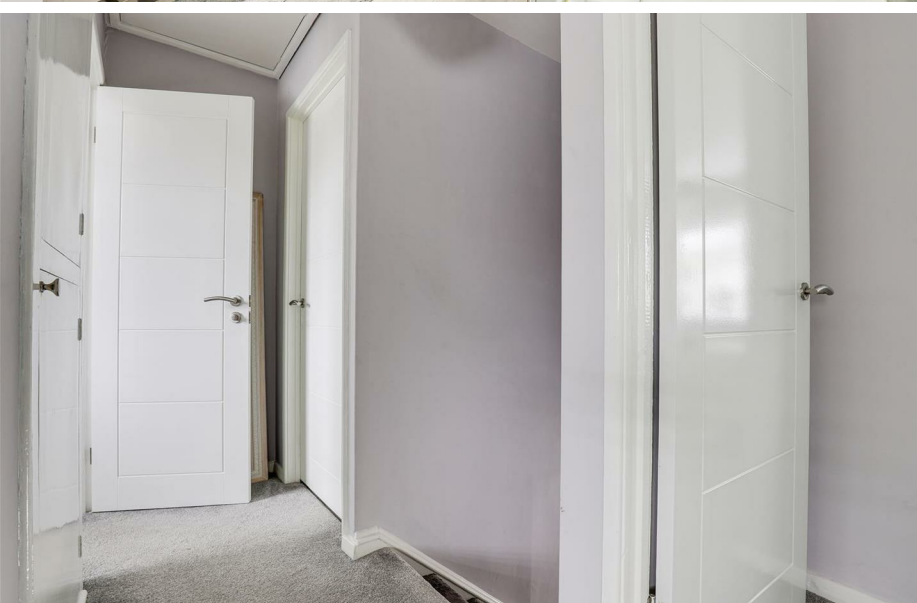
GUIDE PRICE £225,000 - £240K

SEMI DETACHED HOUSE...

Welcome to this delightful semi-detached home, perfectly situated in a popular location directly opposite Calverton Park and the local skate park. Ideal for families, this property offers excellent access to nearby shops, schools, and convenient transport links. Upon entering, you are greeted by an inviting entrance hall leading into a bright dining room, which flows seamlessly into a spacious living room. The living room features double French doors that open to the rear garden, creating a harmonious indoor-outdoor living space, and connecting to a well-fitted kitchen. Off the kitchen, you'll find a practical utility room with convenient access to a ground-floor W/C. Upstairs, the first floor hosts three comfortable bedrooms and an 'L'-shaped bathroom suite with three pieces, offering everything you need for relaxed living. The outside space is equally appealing; the front of the property includes courtesy lighting, fence panelling, a driveway, and gated access to the rear garden. The rear garden is a low-maintenance haven, with a patio for outdoor dining, a gravelled area, an outside tap, and a fence-panelled boundary, providing privacy and tranquillity.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2'11" x 6'3" (0.91m x 1.92m)

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation, and a composite door providing access into the accommodation.

Dining Room

9'9" x 10'7" (2.99m x 3.25m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and open access into the living room.

Living Room

9'11" x 9'5" (3.03m x 2.88m)

The living room has carpeted flooring, a TV point, double French doors opening into the rear garden, a vertical radiator, and open access into the kitchen.

Kitchen

10'5" x 10'1" (3.19m x 3.08m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, two integrated ovens, a ceramic hob with extractor fan, space and plumbing for a washing machine, recessed spotlights, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

4'11" x 6'0" (1.52m x 1.84m)

The utility room has a UPVC double glazed window to the rear elevation, space for a fridge freezer, an under-stairs cupboard, tiled flooring, and a UPVC door opening to the rear garden.

W/C

3'10" x 4'9" (1.19m x 1.47m)

This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a counter-top wash basin with a tiled splashback, a radiator, and tiled flooring.

FIRST FLOOR

Landing

2'11" x 9'8" (0.89m x 2.96m)

The landing has carpeted flooring, an in-built cupboard, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

10'10" x 10'8" (3.32m x 3.26m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

Bedroom Two

9'6" x 10'10" (2.91m x 3.32m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

Bedroom Three

6'1" x 12'2" (1.87m x 3.71m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, and exposed flooring.

Bathroom

5'5" x 7'6" (1.65m x 2.29m)

The bathroom has two UPVC double glazed windows to the rear and side elevation, a low level flush W/C, counter-top twin wash basins, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, fence panelling, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing low-maintenance garden with a patio area, gravelled area, an outside tap, a fence panelled boundary, and gated access.

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 – Yes - Originally a pit house made from Cornish Unit but reconstructed with brick under Council scheme in 1988

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band

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.

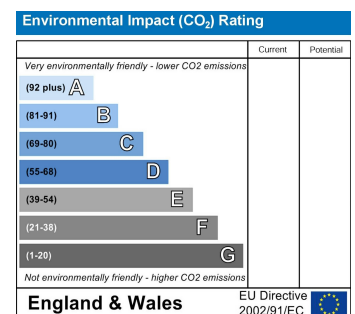
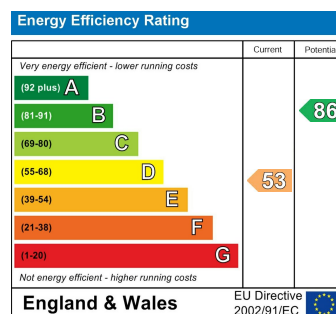
The vendor has advised the following:

Property Tenure is Freehold

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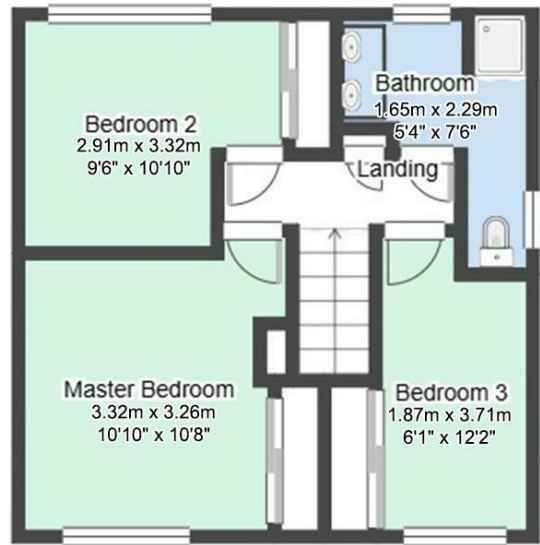
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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