

# HoldenCopley

PREPARE TO BE MOVED

Stonebridge Way, Calverton, Nottinghamshire NG14 6RZ

---

£300,000



Stonebridge Way, Calverton, Nottinghamshire NG14 6RZ





## DETACHED FAMILY HOME...

This beautifully presented three-bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for family buyers ready to move straight in. Nestled in a village surrounded by open fields, the property enjoys a tranquil setting while remaining conveniently close to local shops, excellent transport links, and great school catchments. Upon entering, you are greeted by an entrance hall leading to a ground-floor WC, a modern fitted kitchen designed with functionality and style in mind, and a bright, airy living room perfect for relaxing or entertaining. Upstairs, the first floor boasts three well-proportioned bedrooms, including a master suite complete with a private ensuite. The remaining bedrooms share a three-piece family bathroom, and a loft space provides additional storage options. Externally, the property features a block-paved driveway leading to a detached garage, ensuring ample parking. The private south-facing garden awaits, offering a well maintained lawn, a patio area for outdoor dining, and a peaceful retreat to enjoy sunny days. This home effortlessly combines comfort, practicality, and an idyllic location, making it a must-see for prospective buyers.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Garage
- Private South Facing Rear Garden
- Village Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

12'5" x 5'2" (3.78m x 1.57m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

W/C

6'7" x 3'4" (2.02m x 1.02m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Kitchen

11'9" x 15'5" (3.59m x 4.72m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, wood-effect flooring, a radiator, UPVC double-glazed windows to the front and rear elevations and UPVC double French doors providing access out to the garden.

Living Room

17'8" x 11'8" (5.38m x 3.56m)

The living room has a UPVC double-glazed windows to the side elevation, carpeted flooring, a radiator and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

12'10" x 8'0" (3.92m x 2.45m)

The landing has UPVC double-glazed windows to the side elevations, carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

14'11" x 11'10" (max) (4.56m x 3.61m (max))

The main bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a radiator, fitted wardrobes and access into the en-suite.

En-Suite

6'11" x 7'6" (2.11m x 2.30m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with an electric shower, wood-effect flooring, a radiator, an electric shaving point, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8'9" x 11'9" (2.67m x 3.58m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bedroom Three

7'4" x 8'7" (2.26m x 2.64m)

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

Bathroom

9'4" x 5'7" (2.87m x 1.71m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a tiled splashback, wood-effect flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

To the rear there is a block paved driveway, garage and a private south facing garden with a patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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:

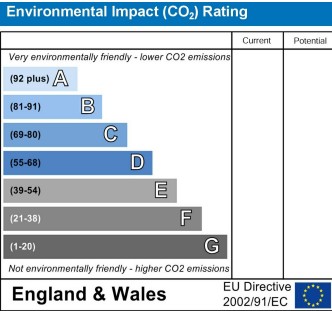
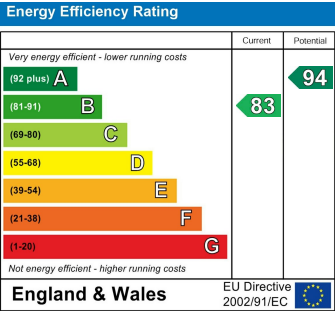
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £139.80

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

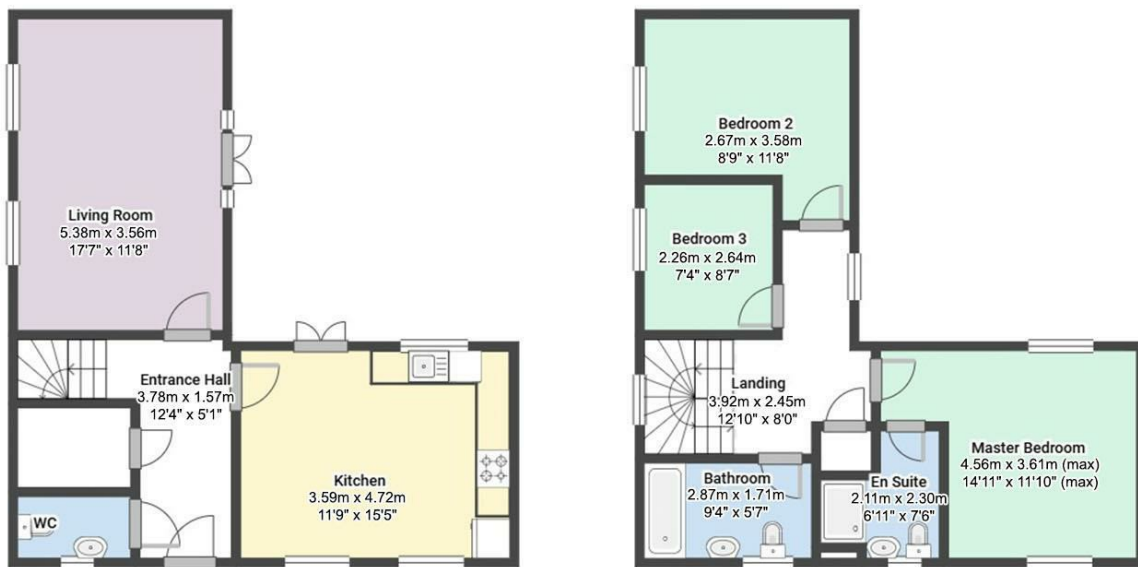
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Stonebridge Way, Calverton, Nottinghamshire NG14 6RZ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.