

# HoldenCopley

PREPARE TO BE MOVED

James Drive, Calverton, Nottinghamshire NG14 6RJ

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Guide Price £300,000

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GUIDE PRICE £300,000 - £325,000

DETACHED FAMILY HOME...

Situated in a popular residential area, this beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation, ideal for growing families. With excellent transport links into Nottingham City Centre, easy access to local schools, shops, and amenities, and the scenic Oxon Woods nearby, this home provides both convenience and a fantastic lifestyle opportunity. Upon entering, you are welcomed into a bright entrance hall, with access to a ground floor W/C and a generously sized living room, featuring a charming fireplace. The open-plan layout flows seamlessly into the dining room, which benefits from sliding patio doors leading to the rear garden, perfect for indoor-outdoor living. The fitted kitchen offers ample storage and workspace, making it a great space for preparing family meals. To the first floor, there are four bedrooms, three of which come with fitted wardrobes. The master bedroom boasts its own en-suite, while a stylish three-piece family bathroom serves the remaining bedrooms. Externally, the property features a well-maintained front garden with planted borders, a gravelled area, and a driveway leading to the garage. The rear garden is designed for low-maintenance enjoyment, featuring a patio, decked seating area, artificial lawn, and a sheltered gravelled space ideal for relaxing or entertaining. Additional benefits include security lighting, a garden shed, and a fence-panelled boundary for privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- 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

4'7" x 5'11" max (1.42m x 1.81m max)

The entrance hall has wood-effect flooring, a radiator, and a composite door providing access into the accommodation.

### W/C

6'7" x 3'3" (2.03m x 1.00m)

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

### Living Room

10'5" max x 17'8" (3.20m max x 5.40m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround and tiled hearth, an under stairs cupboard, carpeted stairs, carpeted flooring, and open access into the dining room.

### Dining Room

8'8" x 10'8" (2.65m x 3.26m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening to the rear garden.

### Kitchen

10'10" x 8'9" (3.32m x 2.67m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a drainer and mixer tap, an integrated double oven, a gas ring hob and extractor fan, space for a washing machine and dishwasher, a radiator, recessed spotlights, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

6'2" x 14'0" (1.88m x 4.29m)

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

### Bedroom One

15'5" max x 10'0" (4.71m max x 3.06m)

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

### En-suite

6'5" max x 5'6" (1.96m max x 1.70m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and wood-effect flooring.

### Bedroom Two

10'5" x 8'9" (3.20m x 2.69m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

### Bedroom Three

8'7" max x 8'11" (2.63m max x 2.73m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

### Bedroom Four

7'10" max x 6'10" (2.40m max x 2.10m)

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

### Bathroom

7'5" x 4'11" (2.27m x 1.51m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and a shower screen, a heated towel rail, a shaver socket, recessed spotlights, an extractor fan, partially tiled flooring, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, a planted border with various shrubs and plants, a gravelled border, access to the rear garden, and a driveway with access into the garage.

### Garage

16'5" x 8'2" (5.01m x 2.50m)

The garage has ample storage, and an up-and-over door opening onto the driveway.

### Rear

To the rear of the property is a low maintenance garden with security lighting, a patio, a decked area, an artificial lawn, a sheltered gravelled seating area, a shed, planted borders with various shrubs and plants, 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 1800Mbps and Upload Speed 220Mbps

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 Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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:

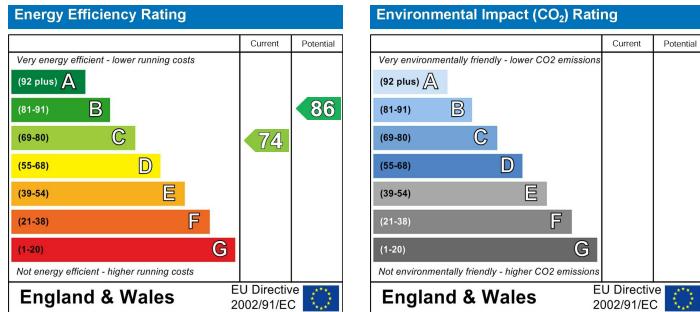
Property Tenure is Freehold

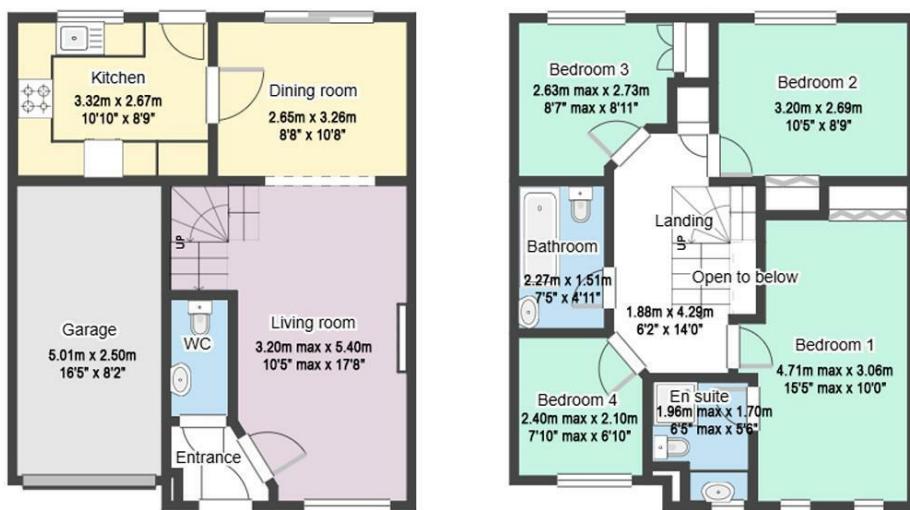
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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