

# HoldenCopley

PREPARE TO BE MOVED

Longue Drive, Calverton, Nottinghamshire NG14 6QF

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Guide Price £380,000



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GUIDE PRICE £380,000 - £400,000

### THE PERFECT FAMILY HOME...

Nestled on a generous corner plot in the peaceful village of Calverton, this well-presented four-bedroom detached home offers an exceptional blend of spacious living and charming outdoor spaces, making it an ideal retreat for growing families. Surrounded by picturesque countryside and woods, the property benefits from a serene rural setting while still providing easy access to local amenities and schools. Upon entering, you are greeted by a entrance hall that leads to two expansive reception rooms, perfect for entertaining or relaxing. The conservatory, equipped with both heating and air conditioning, offers a versatile space to enjoy year-round, while the modern fitted kitchen and a convenient W/C completes the ground floor layout. Upstairs, the property boasts four bedrooms, all served by a stylish four-piece bathroom suite. The exterior of the home is equally impressive. The front features a driveway with ample off-road parking, a double garage, and an electric car charging point, catering to modern living needs. The private enclosed rear garden is a true sanctuary, offering multiple seating areas. A standout feature is the garden water feature, complete with a covered waterfall structure, a pond, and a charming small bridge, creating a tranquil focal point.

### MUST BE VIEWED







- Detached Corner Plot House
- Four Bedrooms
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Fantastic-Sized Garden With Water Feature & Pond
- Large Driveway & Double Garage
- Sought-After Location











GROUND FLOOR

Entrance Hall

3’2" × 2’11" (0.98m × 0.91m)

The entrance hall has carpeted flooring, a full-height UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

20’0" × 14’2" max (6.12m × 4.32m max)

The living room has two UPVC double-glazed windows to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a TV point, a wall-mounted consumer unit, and bi-folding doors to the dining / sitting room.

Dining/Sitting Room

20’0" × 13’6" max (6.12m × 4.13m max)

This room has wood-effect flooring, coving to the ceiling, an in-built under-stair cupboard, a radiator, a vertical radiator, a split face tile feature wall, recessed spotlights, open access into the kitchen, and a sliding patio door to the conservatory.

Kitchen

12’4" × 10’4" (3.77m × 3.15m)

The kitchen has a range of fitted gloss base and wall units with Quartz worktops, an undermount sink and a half with a movable swan neck mixer tap and draining grooves, space for a range cooker with an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a tumble-dryer, space for an American-style fridge freezer, plinth lighting, recessed spotlights, coving to the ceiling, and UPVC double-glazed windows with integral blinds to the side and rear elevation.

Conservatory

12’8" × 10’7" (3.88m × 3.23m)

The conservatory has wood-effect flooring, a radiator, an air-conditioning unit, a vaulted polycarbonate ceiling, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors to the rear garden.

Hall

2’5" × 6’2" (0.74m × 1.88m)

The hall has wood-effect flooring, a split face tile feature wall, a UPVC double-glazed obscure window to the side elevation, and coving to the ceiling.

W/C

2’9" × 5’4" (0.84m × 1.64m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled splashback, wood-effect flooring, coving to the ceiling, and an extractor fan.

FIRST FLOOR

Landing

14’2" × 5’10" (4.34m × 1.78m)

The landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

9’4" × 10’9" max (2.86m × 3.30m max)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a fitted sliding mirrored door wardrobe, and a TV point.

Bedroom Two

10’9" × 10’5" max (3.29m × 3.19m max)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and recessed spotlights.

Bedroom Three

8’0" × 9’11" (2.44m × 3.03m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a fitted sliding door wardrobe.

Bedroom Four

7’9" × 7’9" (2.38m × 2.37m)

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

Bathroom

5’5" × 8’7" (1.67m × 2.62m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure, a double-ended bath with central taps, tiled flooring, fully tiled walls, a chrome heated towel rail, coving to the ceiling, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is an electric car charging point and a block-paved driveway with access into the double garage.

Double Garage

15’7" × 15’1" (4.76m × 4.62m)

The double garage has an up and over door opening out onto the front driveway, a window to the rear elevation, and a single door providing access to the garden.

Rear

To the rear of the property is a private enclosed garden with patio and gravelled areas, a lawn, a outdoor tap, courtesy lighting, plants and shrubs, a garden water feature with a covered waterfall structure, a pond and a small bridge, a sheltered storage area, rear access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very Low Risk

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.

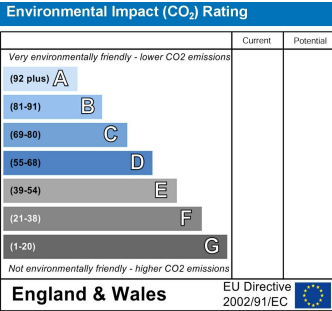
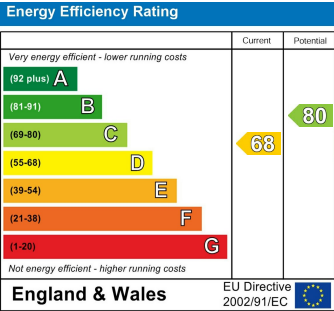
The vendor has advised the following:

Property Tenure is Freehold

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# Longue Drive, Calverton, Nottinghamshire NG14 6PF

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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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