

HoldenCopley

PREPARE TO BE MOVED

Foxwood Grove, Calverton, Nottinghamshire NG14 6JF

Offers In The Region Of £210,000 - £210,000

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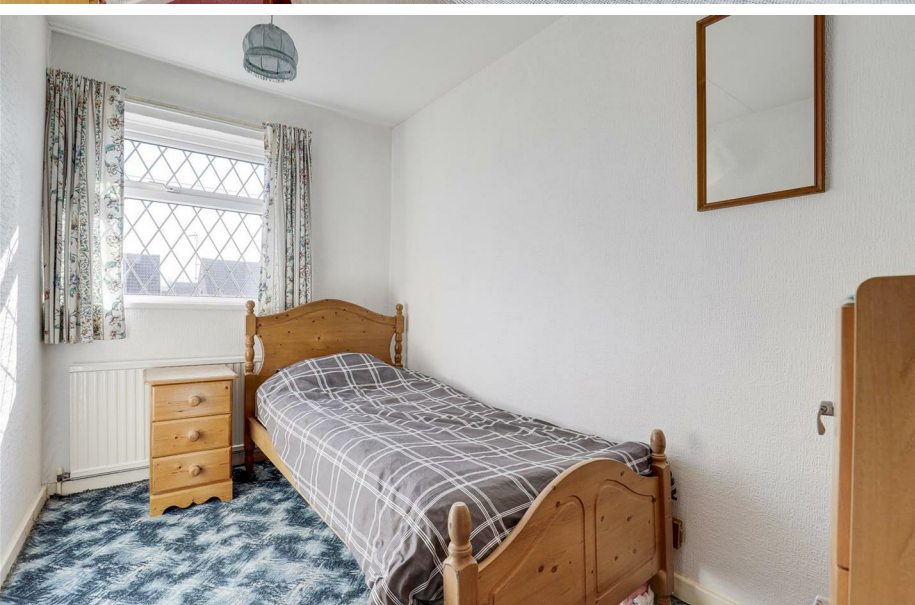


GREAT-SIZED FAMILY HOME...

This well presented 3 bed semi-detached house with a GARAGE & WALLED FRONTAGE is within a generous sized plot in a quiet and highly sought after location within Calverton. Offered to the market with no upward chain, this move-in-ready home has been well maintained throughout, making it an excellent choice for a range of buyers. The property benefits from easy access to a wealth of local amenities, excellent transport links into Nottingham, and the surrounding scenic countryside. It is particularly desirable for growing families, with local primary schools just a stone's throw away, alongside a secondary school within the village. Convenient bus stops situated around the village provide excellent public transport options. The ground floor comprises an inviting entrance hall, a spacious living room, a fitted kitchen, and a utility room, offering functional living space. Upstairs, three well-proportioned bedrooms are serviced by a bathroom suite. Externally, the property boasts gardens to the front, side, and rear, providing ample outdoor space, while a gated driveway and garage ensure secure off-road parking.

MUST BE VIEWED





- Semi-Detached Corner Plot House
- Three Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Separate Utility Room
- Bathroom Suite
- Gardens To The Front, Side & Rear
- Gated Driveway & Garage
- Sought-After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

19'8" x 11'5" (6.00m x 3.50m)

The living room has a UPVC double-glazed bow window to the front elevation, a further UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a radiator, a feature fireplace with a coal-effect fire and decorative surround, and a sliding door leading into the kitchen diner.

Kitchen Diner

10'9" x 10'0" (3.28m x 3.05m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, vinyl flooring, waterproof splashback, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

9'4" x 6'3" (2.86m x 1.92m)

The utility room has a fitted base unit with a worktop, space for under-counter appliances, fitted cupboards, an in-built under stair cupboard, vinyl flooring, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, in-built cupboards, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11'8" x 10'9" (3.56m x 3.30m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted wardrobe, and an in-built cupboard.

Bedroom Two

13'7" x 8'6" (4.15m x 2.60m)

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

Bedroom Three

10'9" x 6'3" (3.28m x 1.93m)

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

Bathroom

7'6" x 5'6" (2.30m x 1.68m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, floor-to-ceiling tiles, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front and side of the property, a gated driveway provides access to the garage, offering secure off-road parking. The outdoor space is enhanced by a well-maintained lawn, complemented by a variety of plants and shrubs, gravelled sections, and fence-panelled boundaries for added privacy.

Rear

To the rear of the property, there is a private, low-maintenance garden featuring a durable concrete surface.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G, some 5G coverage
Electricity - Mains Supply

Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - TBC
Any Legal Restrictions - No
Other Material Issues - No

DISCLAIMER

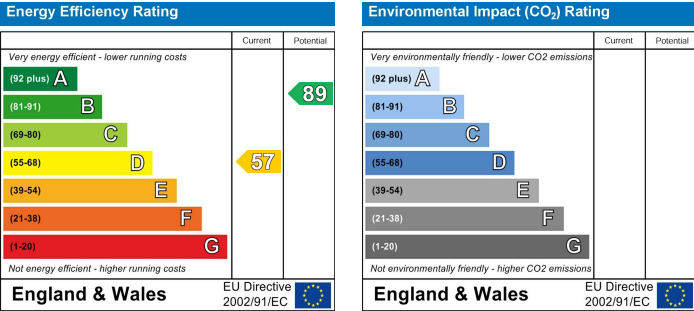
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

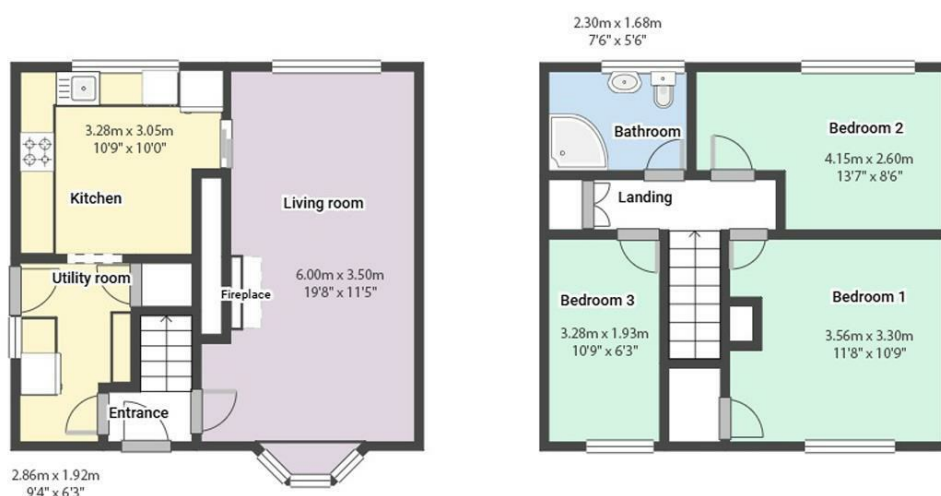
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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