

# HoldenCopley

PREPARE TO BE MOVED

Marshall Close, Calverton, Nottinghamshire NG14 6RE

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Offers Over £395,000



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## BEAUTIFUL DETACHED BUNGALOW...

This beautifully renovated modern detached bungalow has been completely updated throughout, with work carried out in every room, ensuring it's ready for someone to simply drop their bags and move straight in. Perfect for those looking to live all on one level, this home offers a peaceful retreat within a quiet cul-de-sac, while still being close to the amenities Calverton has to offer, as well as the scenic countryside and easy access to Nottingham City Centre. Internally, the accommodation comprises an entrance hall, a fitted kitchen with integrated appliances, and a separate utility room. The spacious living room boasts a modern fireplace, providing a cosy and inviting space. The bathroom suite has been tastefully updated, and there are two double bedrooms, with an en-suite to the master. A versatile dining/bedroom offers flexible living options, and a conservatory brings in natural light, enhancing the living space. The bungalow also benefits from loft access, providing additional storage. Externally, to the front is a gated driveway with access to the garage, while to the side and rear is a private, enclosed landscaped garden with multiple seating areas, perfect for relaxing or entertaining. This home truly offers everything needed for comfortable, modern living.

MUST BE VIEWED







- Modern Detached Bungalow
- Two / Three Bedrooms
- Spacious Living Room
- Fitted Kitchen With Integrated Appliances & Separate Utility Room
- Two Bathroom Suites
- Conservatory
- Landscaped Gardens
- Gated Driveway With Garage
- Sought-After Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

24'8" x 3'8" (7.52m x 1.14m)

The L-shaped entrance hall features wood-effect flooring, a radiator, a built-in cupboard, loft access, and a composite door leading into the accommodation.

Kitchen

10'0" x 9'3" (3.05m x 2.84m)

The kitchen is equipped with a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, an integrated dishwasher, an integrated fridge, an integrated freezer, and an integrated oven with an electric hob and extractor fan. Additional features include wood-effect flooring, tiled splashback, recessed spotlights, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door providing side access.

Utility Room

8'4" x 5'0" (2.56m x 1.54m)

The utility room includes a fitted worktop, space and plumbing for a washing machine, space for a tumble dryer and fridge freezer, and a wall-mounted BAXI boiler. Additional features include partially tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

Living Room

19'10" x 11'3" (6.05m x 3.43m)

The living room features carpeted flooring, two radiators, recessed spotlights, coving to the ceiling, a TV point, a recessed feature fireplace, a UPVC double-glazed window to the front elevation, and double French doors opening out to the garden.

Bathroom

9'0" x 5'9" (2.76m x 1.77m)

The bathroom is fitted with a low-level dual flush WC, a vanity unit wash basin, and a panelled bath with a wall-mounted electric shower fixture. Additional features include wood-effect flooring, a radiator, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

12'3" x 12'2" (3.74m x 3.73m)

The main bedroom features a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and access to the en-suite.

En-Suite

9'0" x 2'11" (2.75m x 0.89m)

The en-suite has a low level dual flush WC, a vanity unit wash basin, a fitted shower enclosure with a mains-fed shower, fully tiled walls, a radiator with a chrome towel rail, wood-effect flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'1" x 12'5" (3.08m x 3.79m)

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

Dining Room / Bedroom Three

8'8" x 10'0" (2.65m x 3.07m)

This versatile room has carpeted flooring, a radiator, recessed spotlights, coving to the ceiling, and double French doors leading into the conservatory.

Conservatory

12'2" x 10'3" (3.72m x 3.13m)

The conservatory has carpeted flooring, recessed spotlights, a radiator, a range of double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

OUTSIDE

Front

To the front of the property is a double iron-gated driveway with block-paving, a range of plants and shrubs, a lawned area, fence-panelled boundaries, and access to the garden.

Garage

The garage has an up and over door opening out onto the front driveway.

Side & Rear

To the side and rear of the property is a private, enclosed wrap-around garden featuring multiple patio areas, a shaped lawn, a range of plants and shrubs with gravelled borders, external power sockets, external lighting, and fence-panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Superfast available - 67 Mbps (download) 16 Mbps (upload)
- Phone Signal – Good 4G 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 – No
- Any Legal Restrictions – No
- Other Material Issues – NO

DISCLAIMER

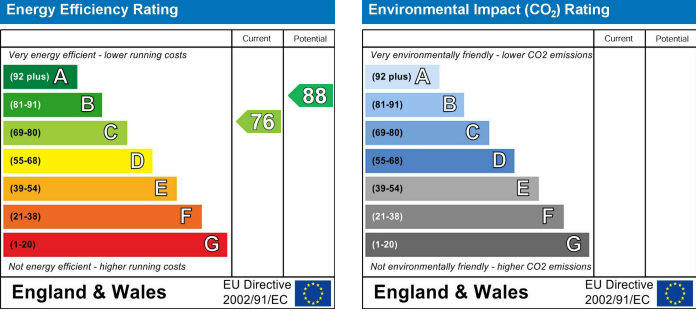
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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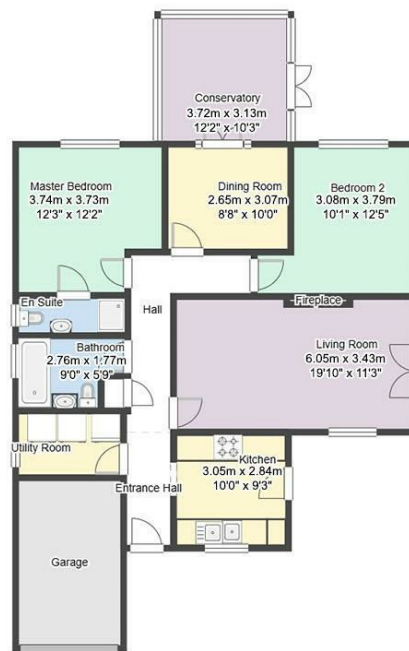
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# Marshall Close, Calverton, Nottinghamshire NG14 6RE

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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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