

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Calverton, Nottinghamshire NG14 6LU

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Guide Price £425,000

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GUIDE PRICE: £425,000 - £450,000

NO UPWARD CHAIN...

This well-maintained four-bedroom detached bungalow is move-in ready, occupying a generous plot in the sought-after village of Calverton. Nestled in a quiet location, this property benefits from easy access to local amenities, excellent transport links into Nottingham, and the surrounding scenic countryside. Internally, the accommodation offers a spacious and practical layout, beginning with a welcoming porch and entrance hall. The bright and airy living room provides ample space for relaxation, while the fitted kitchen diner is perfect for family meals and entertaining, complemented by a separate utility room. A key feature of this home is the integral double garage, which includes stairs leading to a boarded loft space, offering fantastic storage potential, with an additional large loft space beyond. The bungalow boasts four well-proportioned bedrooms, including a master bedroom with an en-suite, while a four-piece bathroom suite serves the rest of the home. Ample built-in storage solutions further enhance the practicality of the property. Externally, the property continues to impress with a driveway providing off-road parking for three cars. To the rear, a private enclosed garden offers a peaceful retreat, featuring a patio area and an extensive lawn, perfect for outdoor enjoyment. With its generous plot, well-maintained interiors, and sought-after location, this fantastic home is an ideal opportunity for a range of buyers looking for space, comfort, and convenience—all with the added benefit of no upward chain.

MUST BE VIEWED





- Substantial Detached Bungalow
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner & Separate Utility
- Two Bathrooms
- Integral Double Garage
- Two Large Loft Spaces - Potential For Further Development
- Private Enclosed Garden
- Ample Off-Road Parking
- Must Be Viewed





GROUND FLOOR

Porch

7'0" × 3'8" (2.15 × 1.12)

The porch has tiled flooring, exposed brick walls, UPVC double-glazed windows, and a single UPVC door providing access into the accommodation.

Hallway

10'10" × 3'3" (3.31 × 1.01)

The inner hall has carpeted flooring, a radiator, an in-built cupboard, and coving to the ceiling.

Living Room

17'4" × 12'7" (5.30 × 3.85)

The living room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, a TV point, wall-light fixtures, and a feature fireplace with a decorative surround.

Hallway

19'5" × 3'1" (5.92 × 0.95)

The inner hall has carpeted flooring and coving to the ceiling.

Kitchen Diner

19'2" × 11'1" (5.86 × 3.39)

The kitchen has a range of fitted pine base and wall units with laminate worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, tiled splashback, wood-effect flooring, recessed spotlights, a radiator, space for a dining table, a UPVC double-glazed window, and a sliding patio door to access the garden.

Utility

8'11" × 8'0" (2.74 × 2.44)

The utility room has fitted pine base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine and dishwasher, space for a tumble-dryer, a radiator, vinyl flooring, tiled splashback, a wall-mounted boiler, internal access into the garage, a UPVC double-glazed window, and a single UPVC door.

Double Garage

18'0" × 15'10" (5.49 × 4.85)

The double garage has power points, a security alarm panel, lighting, and an up and over door opening out onto the front driveway. Additionally, there are stairs leading to boarded space above the garage.

Master Bedroom

11'6" × 11'1" (3.52 × 3.38)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a TV point, in-built wardrobes, and access into the en-suite.

En-Suite

7'10" × 3'3" (2.39 × 1.00)

The en-suite has a low level flush WC, a wall-mounted wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, a radiator, an extractor fan, and recessed spotlights.

Bedroom Two

11'7" × 10'11" (3.55 × 3.34)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and fitted wardrobes.

Bedroom Three

12'7" × 7'4" (3.84 × 2.26)

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

Bedroom Four

10'2" × 7'0" (3.10 × 2.15)

The fourth bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bathroom

8'7" × 6'4" (2.64 × 1.94)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, partially tiled walls, a chrome grab handle, a radiator, an extractor fan, and a UPVC double-glazed obscure window.

FIRST FLOOR

Loft Room

13'3" × 12'11" (4.06 × 3.95)

The boarded loft space has a radiator, a UPVC double-glazed window, and access to the large loft space.

Loft

39'11" (12.18)

The loft has a vaulted ceiling and lighting.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, external lighting, a lawned area with various plants, entry into the double garage, and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, various mature trees, plants and shrubs, a shed, external lighting, fence panelled boundaries, and gated access to the front driveway.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G coverage / Limited 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
- Non-Standard Construction – Standard
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

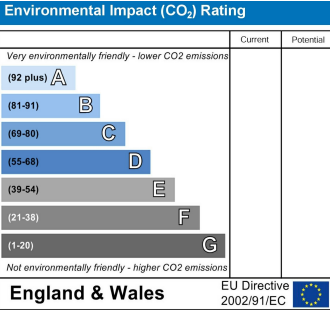
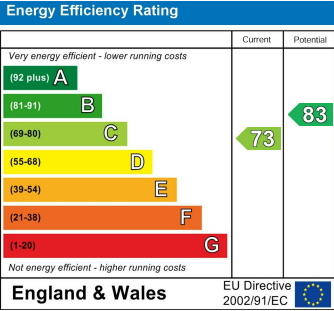
Council Tax Band Rating - Gedling Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

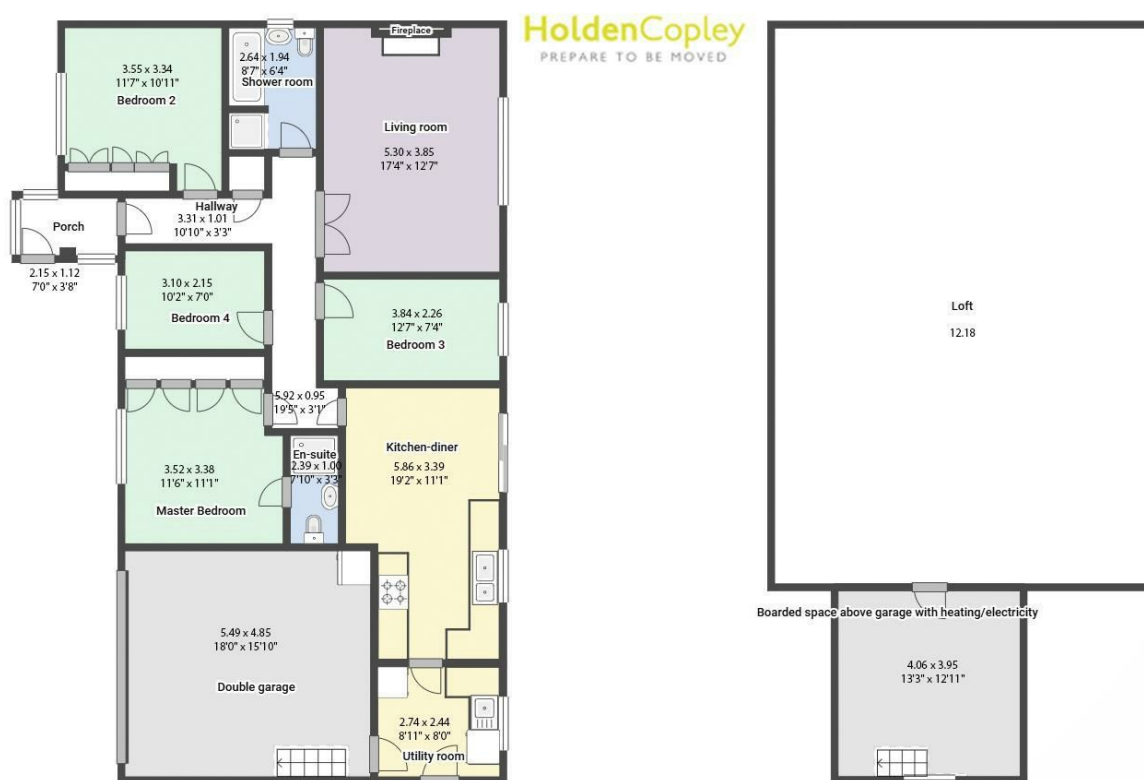
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# Main Street, Calverton, Nottinghamshire NG14 6LU



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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