

# HoldenCopley

PREPARE TO BE MOVED

Plumtree Gardens, Calverton, Nottinghamshire NG14 6GE

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Guide Price £200,000 - £240,000



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GUIDE PRICE £200,000 - £215,000

IDEAL FOR FIRST TIME BUYERS...

Perfect for first-time buyers looking to step onto the property ladder, this charming three-bedroom end-terrace home is situated in the village of Calverton. Offering a blend of comfort and convenience, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall leading into a spacious bow-fronted living room. The well-equipped fitted kitchen diner provides ample space for both cooking and dining, while the adjoining conservatory offers a versatile additional living area with views of the front and rear garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a three-piece bathroom suite. Outside, the front garden features a lawn, while the rear boasts a low-maintenance patio garden—perfect for outdoor relaxation. The property also benefits from a shared car park offering off-road parking, along with a garage for additional storage or vehicle space.

MUST BE VIEWED







- End-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Front & Rear Garden
- Village Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'6" x 4'7" (max) (1.99m x 1.42m (max))

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

15'5" x 15'2" (max) (4.72m x 4.63m (max))

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a TV point and a recessed wall alcove.

Kitchen/Diner

15'2" x 8'11" (4.64m x 2.74m )

The kitchen/diner has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge-freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Conservatory

13'6" x 7'7" (4.13m x 2.33m )

The conservatory has UPVC double-glazed windows to the side and rear elevation, carpeted flooring and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'1" x 6'2" (2.79m x 1.88m )

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12'8" x 8'9" (max) (3.88m x 2.69m (max))

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

Bedroom Two

12'1" x 8'9" (max) (3.69m x 2.69m (max))

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

Bedroom Three

8'9" x 6'2" (max) (2.69m x 1.89m (max))

Bathroom

6'5" x 6'0" (1.97m x 1.85m )

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a shower and a glass shower screen, wood-effect flooring, a chrome heated towel rail, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a garden with a lawn to the front and a fence panelled boundary, a low maintenance patio garden to the rear with a fence panelled boundary and two single wooden gates. Additionally, there is a shared car park for off-road parking and a garage.

Garage

15'11" x 7'11" (4.86m x 2.43m )

The garage has an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

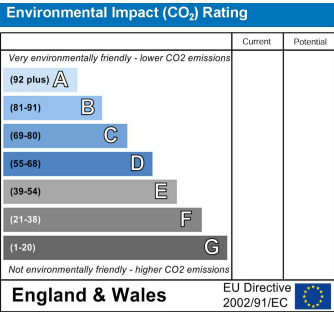
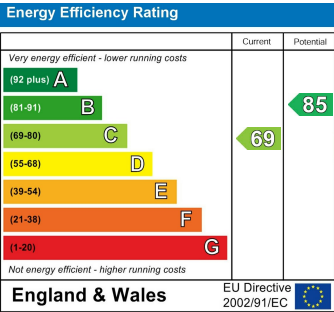
The vendor has advised the following:

Property Tenure is Freehold

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## 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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