

HoldenCopley

PREPARE TO BE MOVED

Manor Road, Calverton, Nottinghamshire NG14 6FD

Guide Price £190,000 - £200,000

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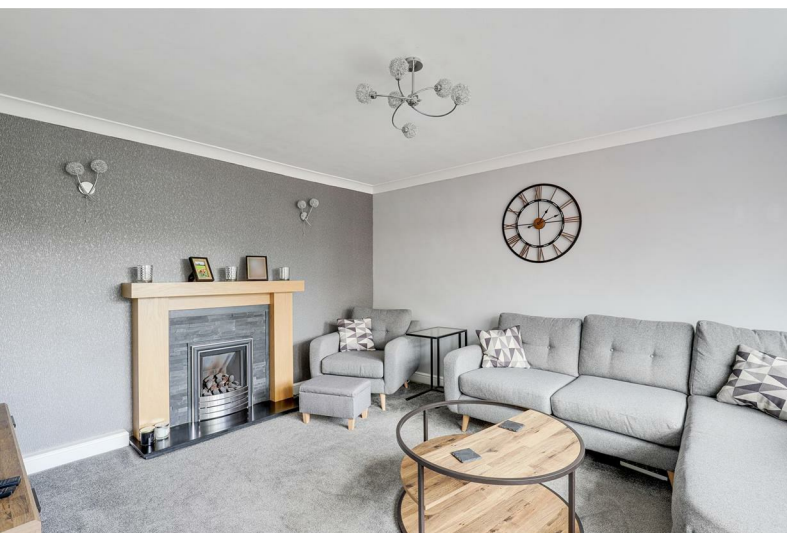


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LOCATION, LOCATION, LOCTION...

This semi-detached home is ideally situated within close proximity to a variety of local amenities including shops, schools, and excellent transport links, making it a fantastic choice for a wide range of buyers. The ground floor comprises of an inviting entrance hall, a spacious living room, and a fitted kitchen featuring patio doors that open seamlessly onto the rear garden — perfect for indoor-outdoor living and entertaining. Also on this level is a convenient W/C. Upstairs, the first floor offers three well-proportioned bedrooms alongside a modern three-piece bathroom suite. Externally, the front of the property benefits from security lighting, a gravelled and barked area, a driveway providing off-street parking, and gated access to the rear garden. The rear garden is fully enclosed and includes a patio area, artificial grass, a shed, a raised planted border, brick wall boundaries, gated access, and useful access to an outhouse. This delightful home is a superb opportunity for families, first-time buyers, or investors seeking a versatile property in a convenient location.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor WC
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance

15'6" x 5'10" (4.74m x 1.79m)

The entrance hall has wood-effect flooring, carpeted stairs, a UPVC double-glazed window to the side elevation, a fitted base unit, a radiator, and a composite door providing access to the accommodation.

W/C

6'3" x 2'7" (1.91m x 0.80m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C with an integrated wash basin and splashback, a radiator, and wood-effect flooring

Living Room

14'0" x 12'0" (4.27m x 3.68m)

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

Kitchen

18'4" x 10'0" (5.60m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel circular sink with a mixer tap and drainer, space for a freestanding cooker with an extractor fan above, space and plumbing for a washing machine, and space for an under-counter fridge freezer. There is also room for a dining table. Additional features include recessed spotlights, a radiator, tiled splashbacks, wood-effect flooring, a UPVC double glazed window to the side elevation, and patio doors leading to the rear garden.

FIRST FLOOR

Landing

7'0" x 6'5" (2.14m x 1.96m)

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

Bedroom One

12'5" x 10'11" (3.79m x 3.35m)

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

Bedroom Two

10'11" x 10'0" (3.35m x 3.07m)

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

Bedroom Three

7'0" x 8'11" (2.15m x 2.73m)

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

Bathroom

7'0" x 6'9" (2.15m x 2.06m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a concealed dual-flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, a fitted full-height cupboard, a heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property, there is security lighting, a gravelled and barked area, a driveway, and gated access to the rear garden

Rear

To the rear of the property is an enclosed garden featuring a patio area, artificial grass, a shed, a raised planted area, a brick wall boundary, gated access, and access to the outhouse.

Outhouse

7'0" x 4'10" (2.15m x 1.49m)

The outhouse has a window, a worktop, ample storage, and a door that opens out to the rear garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

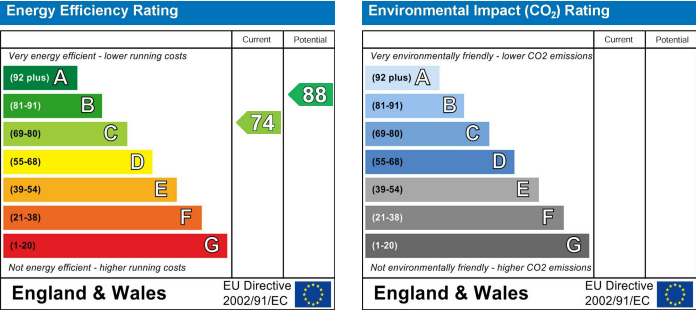
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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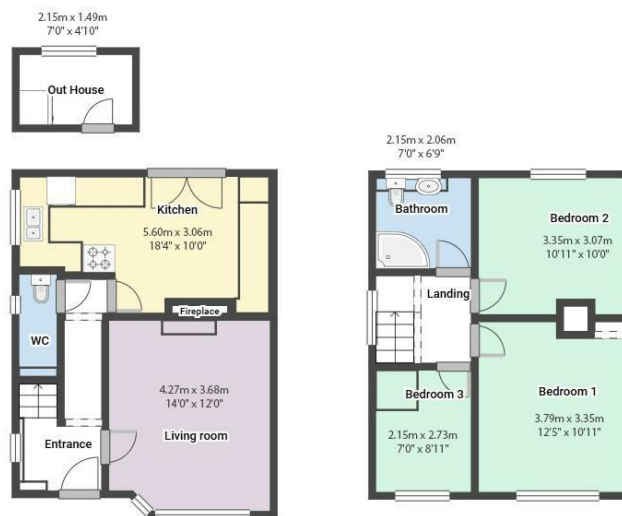
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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