

HoldenCopley

PREPARE TO BE MOVED

James Drive, Calverton, Nottinghamshire NG14 6RJ

Guide Price £320,000

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GUIDE PRICE £320,000 - £340,000

THE PERFECT FAMILY HOME...

This exceptional four-bedroom detached house offers spacious and versatile accommodation, making it the perfect home for a growing family. Situated within a peaceful residential development in Calverton, the property benefits from the village's excellent local amenities, well-regarded schools, and convenient access to Nottingham City Centre and surrounding transport links, all while enjoying the charm and community feel of village life. The ground floor comprises an entrance hall, a study, a modern fitted kitchen with a range of high-end integrated appliances, a separate utility room, and a recently refitted WC. There's a formal dining room and a generous living room, ideal for family gatherings and entertaining. Upstairs, the property features four good-sized bedrooms, each with ample storage, alongside a family bathroom and two en-suite bathrooms, offering comfort and convenience for all members of the household. Externally, the front provides a driveway leading to a tandem garage, offering plenty of off-road parking. To the rear is the largest garden on the estate, south-facing and enjoying a patio area, an extensive lawn, and a versatile summer house/home office complete with extended Wi-Fi and power points – ideal for working from home or relaxing in privacy.

MUST BE VIEWED





- Detached House
- Four Good-Sized Bedrooms
- Three Reception Rooms
- Modern & Fully Integrated Kitchen
- Utility & Recently Refitted WC
- Three Bathroom Suites
- Driveway & Double Tandem Garage
- Generous-Sized Mature Garden
- Versatile Summer House / Home Office
- Sought-After Location





GROUND FLOOR

Entrance Hall

7'6" x 8'0" (2.29m x 2.46m)

The entrance hall has Karndean flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

Kitchen

8'6" x 11'11" (2.6m x 3.64m)

The kitchen has a range of fitted base and wall units with laminate worktops and splashback, under-cabinet lighting, a ceramic sink with a swan neck mixer tap and drainer, a range of integrated appliances including a dishwasher, a double oven and grill, a wine fridge and a fridge freezer, an electric hob with an angled extractor fan, an in-built under stair cupboard, a radiator, Karndean flooring, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Utility Room

5'2" x 8'4" (1.59m x 2.55m)

The utility room has a fitted base and wall unit with a laminate worktop and splashback, a ceramic sink with a mixer tap and drainer, an integrated washing machine, a wall-mounted boiler, Karndean flooring, a radiator, and a single door providing side access.

WC

3'0" x 5'7" (0.92m x 1.71m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, Karndean flooring, a chrome heated towel rail, and an extractor fan.

Dining Room

8'8" x 11'5" (2.66m x 3.48m)

The dining room has a UPVC double-glazed window to the rear elevation, Karndean flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Living Room

10'2" x 18'6" (3.12m x 5.66m)

The living room has Karndean flooring, two radiators, a feature fireplace with a decorative surround, a TV point, and a sliding patio door to access the rear garden.

Study

7'6" x 8'0" (2.30m x 2.45m)

The study has a UPVC double-glazed window to the front elevation, Karndean flooring, and a radiator.

FIRST FLOOR

Landing

9'2" x 13'2" (2.80m x 4.02m)

The landing has Karndean flooring, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom One

14'9" x 10'3" max (4.51m x 3.14m max)

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

En-Suite

5'8" x 6'4" (1.73m x 1.94m)

The en-suite has a low level dual flush WC, a wash basin, an electrical shaving point, a mirrored cabinet, a shower enclosure with a mains-fed shower, a radiator, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8'9" x 10'11" (2.67m x 3.35m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built wardrobe, and access into the second en-suite.

En-Suite Two

6'6" x 4'8" (2.00m x 1.43m)

The second en-suite has a low level dual flush WC, a wash basin, an electrical shaving point, a mirrored cabinet, a panelled bath with a mains-fed shower, a heated towel rail, partially tiled walls, vinyl flooring, an extractor fan, and recessed spotlights.

Bedroom Three

8'4" x 8'4" (2.56m x 2.55m)

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

Bedroom Four

9'9" x 8'0" (2.99 x 2.46m)

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

Bathroom

5'0" x 8'4" (1.53m x 2.55m)

The bathroom has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a mirrored cabinet, a panelled bath with a mains-fed shower and glass shower screen, partially tiled walls, vinyl flooring, a heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

At the front, the property features decorative plants and shrubs, with a patio pathway leading to the storm porch and main entrance. To the side, a driveway provides access to the tandem double garage.

Garage

8'11" x 31'10" (2.74m x 9.72m)

The tandem garage has lighting, a side door providing access into the garage, and an up and over door opening out onto the front driveway.

Rear

To the rear, the property boasts a private, enclosed south-facing garden, featuring patio areas, a lawn, and a variety of mature trees, plants, and shrubs, including established fruit trees. The garden also includes a summer house/home office, an outdoor tap, external lighting, and is enclosed by panelled fencing.

Summerhouse / Office

6'7" x 9'7" (2.02m x 2.93m)

This versatile space has power points, lighting, extended WIFI points, and two windows overlooking the garden.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 risk

Non-Standard Construction - No

Other Material Issues - No

Any Legal Restrictions - 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.

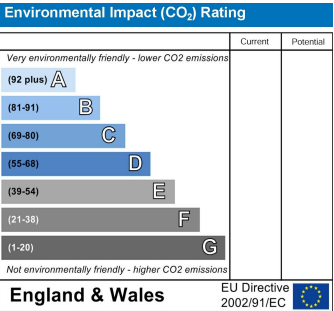
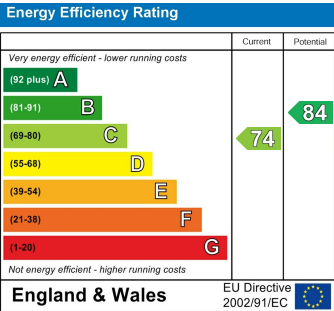
The vendor has advised the following:

Property Tenure is Freehold

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Square Footage: 1,194.3sq ft approx (Excluding Garage & Summer House)
Summer House - 64.99sq ft approx Garage - 252.22sq ft approx

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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