

# HoldenCopley

PREPARE TO BE MOVED

Oakland Grove, Calverton, Nottinghamshire NG14 6GN

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**Guide Price £200,000 - £230,000**

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GUIDE PRICE: £200,000 - £220,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house is a shining example of stylish and spacious living, making it an ideal choice for a range of buyers as it benefits from currently having tenants in-situ, with the option to potentially purchase as empty. Nestled in a tranquil residential neighborhood, it offers a peaceful retreat within reach of various local amenities, excellent schools, and convenient commuting links. As you step inside, the welcoming entrance hall leads to an open-plan living room seamlessly flowing into the dining room, creating a harmonious space for relaxation and entertaining. The addition of a conservatory bathes the home in natural light, adding a delightful touch of serenity. The modern fitted kitchen is a chef's dream, equipped with all the conveniences you need. Upstairs, the first floor boasts two generously sized double bedrooms and a comfortable single bedroom, all serviced by a contemporary bathroom suite. Outside, the property offers a driveway for off-road parking, with easy access to the garage. To the rear, a private garden awaits, providing a tranquil outdoor haven for relaxation and recreation. This home truly embodies the essence of modern suburban living, offering a perfect blend of convenience, comfort, and style.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Garden
- Driveway & Garage
- Quiet Residential Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, full height UPVC double-glazed windows to the front elevation and a single UPVC patio door providing access into the accommodation

### Living Room

16'0" x 12'9" (4.89m x 3.91m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted and wooden flooring, a TV point, a radiator, an in-built under stair cupboard, a recessed chimney breast alcove with an exposed brick surround and open plan to the dining room

### Dining Room

7'10" x 10'9" (2.40m x 3.29m)

The dining room has wooden flooring, a radiator and a UPVC sliding patio door to access into the conservatory

### Conservatory

7'10" x 10'5" (2.39m x 3.20m)

The conservatory has vinyl flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation and double French doors opening out to the rear garden

### Kitchen

10'3" x 7'8" (3.13m x 2.34m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a four ring gas hob and extractor fan, an integrated microwave, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, fully tiled walls, a wall-mounted Worcester combi-boiler, recessed spotlights, UPVC double-glazed windows to the side and rear elevation and a single UPVC door to access the garden

## FIRST FLOOR

### Landing

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

### Bedroom One

8'9" x 12'1" (2.68m x 3.70m)

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

### Bedroom Two

12'1" x 9'1" (3.70m x 2.78m)

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

### Bedroom Three

6'6" x 8'2" (1.99m x 2.50m)

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

### Bathroom

6'9" x 8'5" (2.08m x 2.59m)

The bathroom has a concealed dual flush W/C combined with a wash basin and fitted storage, a 'P' shaped bath with central taps, an overhead rainfall shower, wall-mounted chrome fixtures and a shower screen, a chrome vertical radiator, floor to ceiling tiles, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawned garden, a gated driveway and access into the garage

### Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, a range of plants, a shed and hedged borders

## 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.

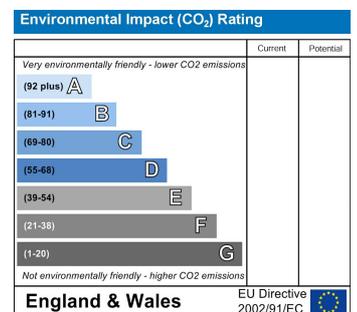
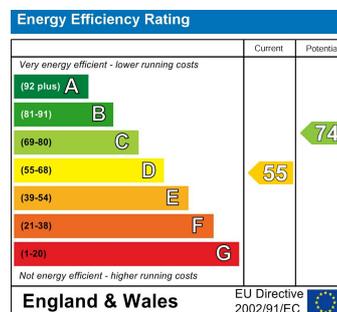
The vendor has advised the following:

Property Tenure is Freehold

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# Oakland Grove, Calverton, Nottinghamshire NG14 6GN

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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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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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