

HoldenCopley

PREPARE TO BE MOVED

Plumtree Gardens, Calverton, Nottinghamshire NG14 6GE

Guide Price £200,000

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GUIDE PRICE £200,000 - £210,000
NO UPWARD CHAIN...

Ideal for first-time buyers or growing families, this well-maintained three-bedroom semi-detached home offers spacious accommodation and is sold with no upward chain. Situated in a peaceful rural location, the property is within easy reach of local amenities, excellent schools, and transport links. The ground floor comprises an entrance hall, a generously sized living room featuring a charming fireplace, a fitted kitchen diner with integrated appliances, and a bright conservatory, perfect for additional living space. Upstairs, there are two double bedrooms and a single bedroom, all serviced by a modern shower suite. Externally, the property boasts a lawned front garden with a patio pathway, while the low-maintenance rear garden offers a patio seating area, two timber-built sheds, and gated access to a separate garage and a car park, providing ample off-road parking.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner With Appliances
- Light-Filled Conservatory
- Shower Room Suite
- Cavity Wall Insulated
- Low Maintenance Garden With Sheds
- Single Garage & Off-Road Parking
- Popular Location





GROUND FLOOR

Entrance Hall

6’0" x 4’6" (1.84m x 1.39m)

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

Living Room

15’5" x 15’1" (4.71m x 4.62m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, coving to the ceiling with a ceiling rose, a TV point, two radiators, an in-built under stair storage space with fitted shelves, wall-light fixtures, and a feature fireplace with a decorative surround.

Kitchen

15’1" x 8’10" (4.60m x 2.70m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a double stainless steel sink with a mixer tap and drainer, an integrated double oven with an electric hob and extractor fan, a freestanding fridge freezer and a washing machine, space for a dining table, tiled splashback, wood-effect flooring, a radiator, single-glazed windows to the rear elevation, and a single door leading into the conservatory.

Conservatory

13’5" x 9’10" (4.10m x 3.00m)

The conservatory has a polycarbonate roof, a wall-light fixture, exposed brick internal walls, a radiator, UPVC double-glazed windows to the side and rear elevations, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6’0" x 9’1" (1.85m x 2.79m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

8’9" x 12’10" (2.69m x 3.92m)

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

Bedroom Two

8’9" x 11’10" (2.68m x 3.61m)

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

Bedroom Three

8’9" x 6’0" (2.67m x 1.84m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an access to the loft with lighting via a drop-down ladder.

Bathroom

6’5" x 6’0" (1.97m x 1.84m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a walk-in double shower enclosure with a wall-mounted electric shower fixture, grab handles, a radiator, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a pathway, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with paved patio, various plants and shrubs, courtesy lighting, two timber sheds, fence panelled boundaries, and gated access to the single garage.

Garage

The garage is situated to the rear of the property, in a separate block and has an up and over door.

ADDITIONAL INFORMATION

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

DISCLAIMER

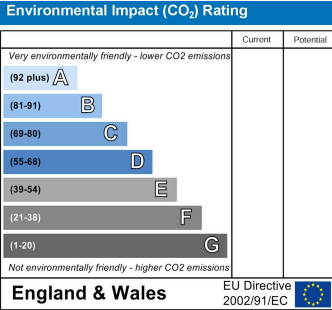
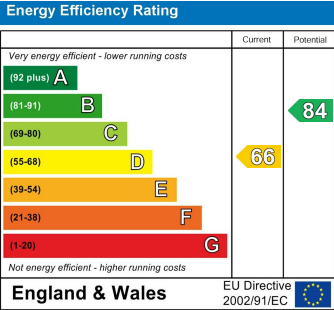
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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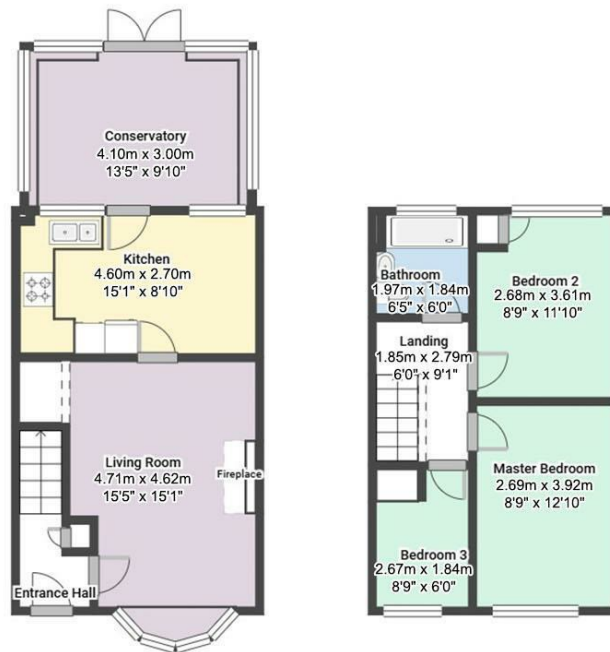
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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