

# HoldenCopley

PREPARE TO BE MOVED

Gorse Close, Calverton, Nottinghamshire NG14 6QB

---

Guide Price £280,000

Gorse Close, Calverton, Nottinghamshire NG14 6QB



GUIDE PRICE £280,000 - £300,000

CHARMING BUNGALOW WITH GENEROUS LIVING SPACE...

This lovely two-bedroom detached bungalow has been a much-loved home, offering a welcoming feel from the moment you step inside. Bright and airy with generous living space, it sits in the sought-after location of Calverton, close to a range of local amenities including shops, schools, and excellent commuting links. The entrance hall leads into a spacious reception room with plenty of room for both relaxing and dining, filled with natural light and enjoying views over the garden. The fitted kitchen is perfect for everyday use, and the conservatory provides an inviting additional living space to enjoy. There are two well-proportioned double bedrooms with fitted wardrobes and a three-piece bathroom suite. Outside, the front of the property features a driveway providing off-road parking, access to the garage, and a landscaped garden with decorative gravel, a lawn, and mature planting. To the rear, a beautifully maintained garden offers a patio seating area, a lawn bordered by plants and shrubs, a summer house, and wonderful views of the open countryside.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Landscaped Rear Garden With Stunning Views
- Sought-After Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

6'1" x 3'0" (1.86m x 0.93m)

The entrance hall has carpeted flooring, a radiator, UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### Hallway

12'6" max x 10'8" (3.83m max x 3.27m)

The hallway has carpeted flooring, a radiator, ceiling coving and access to the loft.

### Lounge/Dining Room

18'5" x 14'11" (5.62m x 4.55m)

The reception room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, two UPVC double-glazed windows to the side elevation and a sliding patio doors opening out to the rear garden.

### Kitchen

10'10" x 7'1" (3.32m x 2.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, space for a cooker and a washing machine, partially tiled walls, ceiling coving, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

### Conservatory

9'5" x 7'3" (2.88m x 2.23m)

The conservatory has carpeted flooring, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

### Master Bedroom

13'0" to wardrobe x 9'4" (3.98m to wardrobe x 2.87m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed bow window to the front elevation.

### Bedroom Two

14'6" x 9'4" (4.43m x 2.86m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed bow window to the front elevation.

### Bathroom

10'3" max x 7'5" (3.14m max x 2.28m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower, fitted cupboards, partially tiled walls, a radiator, carpeted flooring, ceiling coving and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking, a garage, a landscaped garden with a lawn, decorative gravel borders, a range of plants and shrubs and courtesy lighting.

### Rear

To the rear is a landscaped garden with a paved patio seating area, a lawn, a variety of plants and shrubs, a summer house, decorative gravel borders, a garden shed and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 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 C

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:

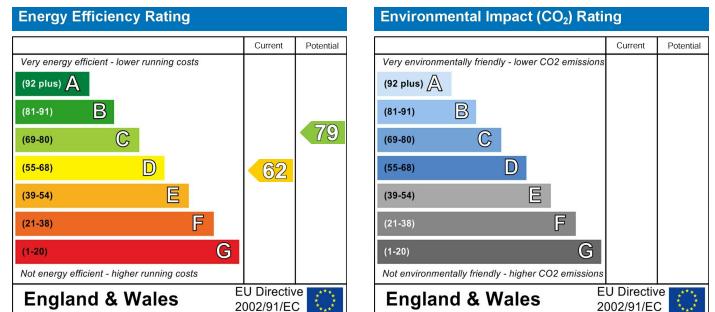
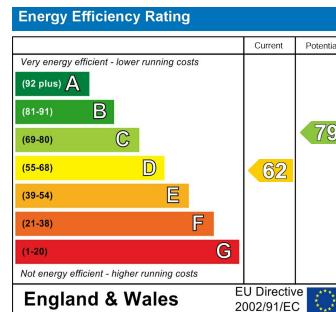
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.

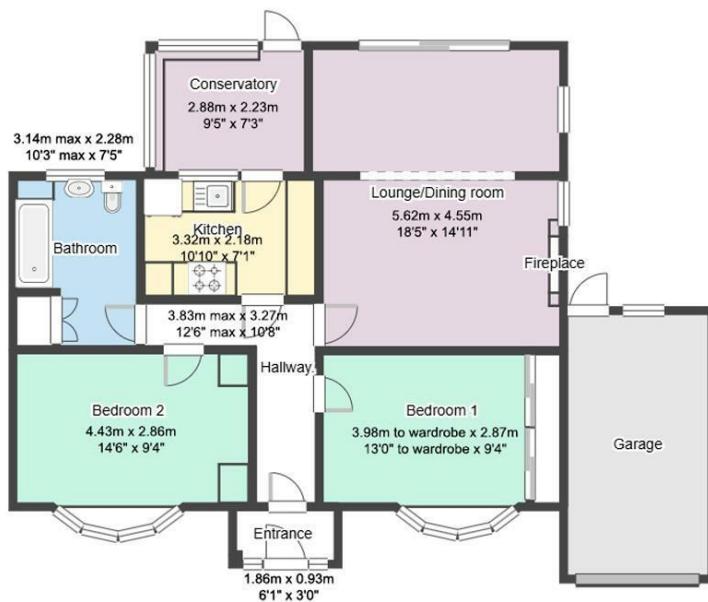


England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC



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.  
© HoldenCopley

**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)