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**DavidJames**  
the estate agent

**Beck Avenue, Calverton, Nottingham, NG14 6JG**

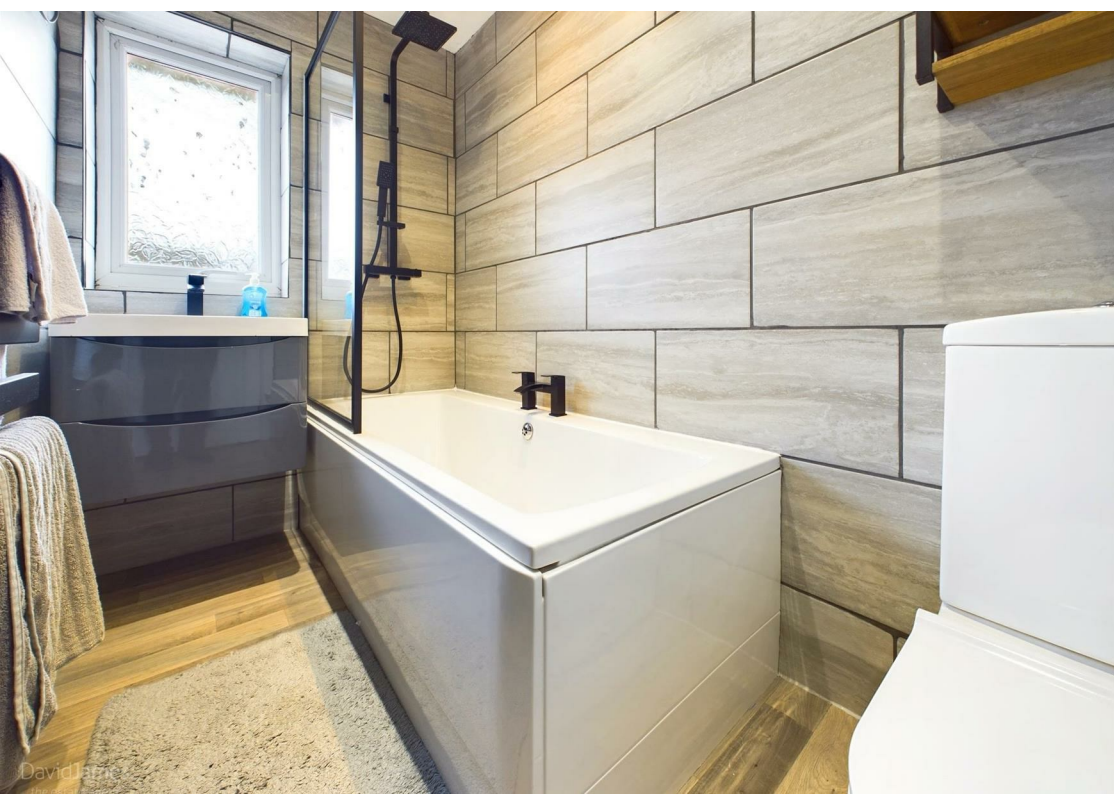
**Guide Price £190,000**

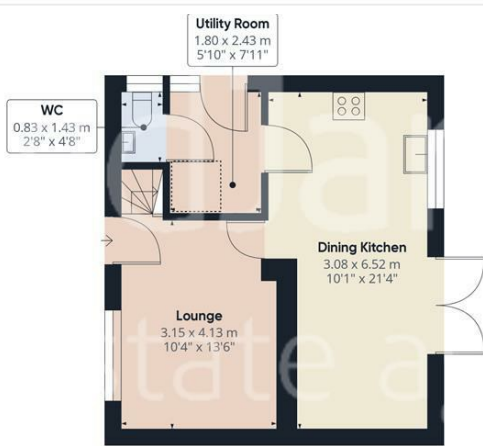
# About This Property

This semi-detached house, positioned on a quiet cul-de-sac in Calverton is an ideal family home. The property hosts three well-appointed bedrooms, each designed with modern living in mind, featuring high-level powerpoints, TV and Ethernet points for seamless connectivity. The inviting lounge has an open staircase ascending to the first floor, creating a sense of spaciousness. The dining kitchen is the heart of the home, boasting an integrated extractor hood, dishwasher. The dining area, with its welcoming French doors, opens out to the delightful rear garden, offering an ideal backdrop for entertaining and relaxation. Practical needs are met with a utility room complete with tiled flooring and a convenient ground floor WC with a washbasin. Upstairs, the bathroom exudes a contemporary feel with a white suite, wall-mounted vanity sink unit, and a luxurious bath equipped with both a mains shower and a detachable shower attachment. The home is equipped with a host of modern amenities including combination gas central heating, UPVC double glazing, an alarm system, and leased solar PV panels on the rear elevation for energy efficiency. Externally, the property includes a slate-chipped hard standing area for off-road parking (there is no dropped kerb) and an enclosed rear garden that promises low maintenance and high enjoyment. It features a covered patio, an artificial lawn, and a prepared base for a semi-raised Koi pond with pumps and filters. Additionally, a block-built outside store with power and lighting offers ample storage solutions.



- Semi detached house situated on a cul-de-sac
- Three bedrooms, each with high level powerpoints, TV point and Ethernet point for hard wired internet access
- Lounge with open stairs to the first floor
- Dining kitchen, kitchen area with integrated extractor hood and dishwasher, dining area with French doors to the rear garden
- Utility room with tiled flooring, ground floor Wc with washbasin and tiled flooring
- First floor bathroom/Wc with white suite, wall mounted vanity sink unit and bath with mains shower and separate detachable shower attachment
- Combination gas central heating, UPVC double glazing, alarm system
- Leased solar PV panels to the rear elevation
- Slate chipped hard standing area provides off road parking (no dropped kerb)
- Enclosed rear garden with covered patio area, artificial lawn area and base and retaining wall for semi raised Koi pond with pumps and filters in addition to a block built outside store with power and lighting





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

75.72 m<sup>2</sup>  
815 ft<sup>2</sup>

Reduced headroom

0.89 m<sup>2</sup>  
9.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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