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DavidJames
the estate agent

Broadfields, Calverton, Nottingham, NG14 6JQ

Guide Price £325,000

About This Property

GUIDE PRICE £325,000-£350,000 Welcome to this impressive extended detached family home in the desirable village of Calverton, ideally suited for modern family living. This property offers a well-designed layout, featuring four bedrooms, including a master bedroom with a fully tiled en-suite bathroom. The en-suite boasts a stylish two-tone tiling, a contemporary white suite, a mains shower, and a practical washbasin set within a vanity unit providing ample storage.

Upon entering the home, you are greeted by a welcoming entrance hall equipped with a convenient storage cupboard. The spacious L-shaped lounge is perfect for both relaxation and entertaining, featuring a striking fireplace and an additional sitting area with a skylight window and French doors that open to the rear garden.

The heart of the home is the family dining kitchen, which showcases solid oak strip flooring and bi-fold doors leading to the garden, creating a seamless indoor-outdoor flow. The kitchen is well-appointed with white goods units, solid timber work surfaces, an integrated double oven, gas hob, extractor, and dishwasher, catering to all your culinary needs and there is an additional sitting area making it perfect for the family environment.

Upstairs, the landing features a distinctive balustrade return, leading to the three additional well-proportioned bedrooms and a first-floor family bathroom equipped with a modern white suite and mains shower. The home benefits from combination gas central heating and UPVC double glazing throughout (with a composite entrance door), as well as solar PV panels on both the front and back roofs, significantly reducing electricity costs.

Externally, the property offers a double-width block paved driveway providing off-road parking and access to the garage with double doors. The rear garden has well-stocked planting beds set to raised borders, and a large composite decked seating area, perfect for outdoor gatherings.



- Extended detached family home
- Four bedrooms, bedroom one with fully tiled en-suite bathroom/Wc
- Entrance hall with storage cupboard
- L-shaped lounge with feature fireplace and additional sitting area with French doors to the garden
- Family dining kitchen with bi-fold doors to the rear garden, solid timber work surfaces and integrated appliances
- First floor bathroom/Wc with white suite and mains shower
- Combination gas central heating, UPVC double glazing, solar PV panels to both the front and back roofs
- Double width block paved driveway provides off road parking, garage with double doors
- Enclosed lawn rear garden with large composite decked seating area
- Popular village location with good schools and amenities





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Floor 0



Floor 1

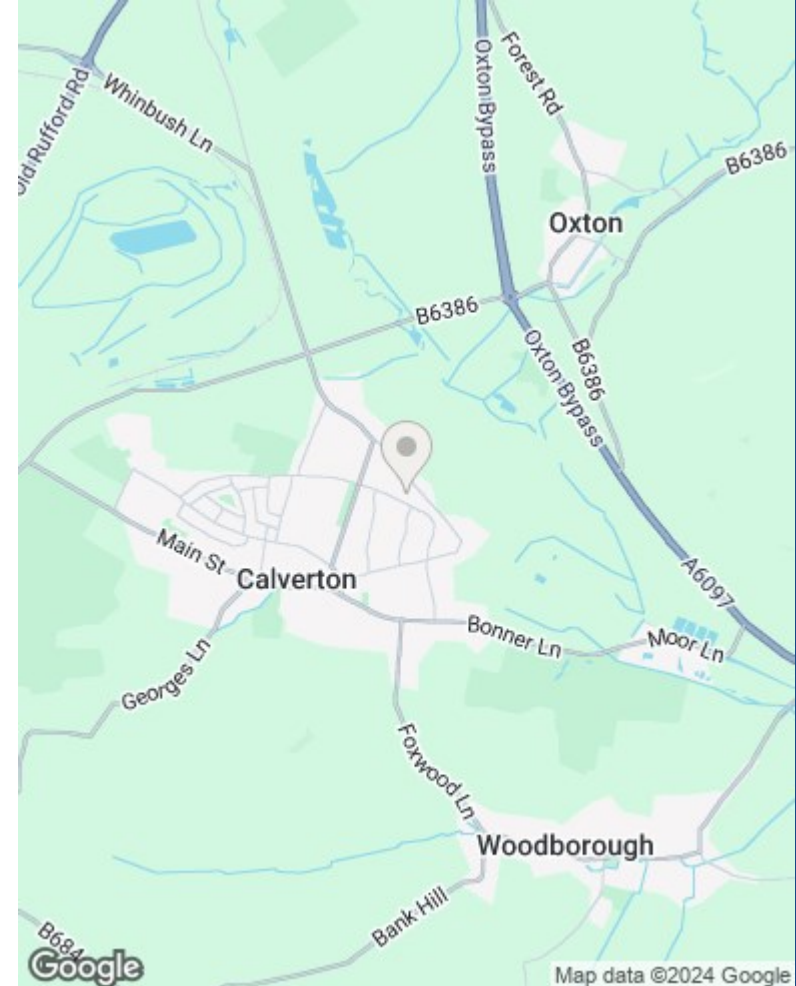


Approximate total area⁽¹⁾
125.41 m²
1349.94 ft²

(1) Excluding balconies and terraces

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: C
Gedling Borough Council
Freehold

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