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**DavidJames**  
the estate agent

**Park Road, Calverton, Nottingham, NG14 6NL**

**Guide Price £250,000**

# About This Property



We are pleased to present this semi-detached family home in the ever popular Calverton, positioned to offer convenient access to local shops and schools with The Calverton bus service passing just a short walk away and frequenting the nearby Arnold and Nottingham City Centre.

The property opens into an entrance hall with a useful in-built storage cupboard. The good-sized lounge is welcoming and provides a great space to relax, featuring patio doors leading to the conservatory and a striking multi-fuel burner as the focal point.

The dining kitchen is well-equipped with a range of fitted units and provides ample room for a dining table. There is space for both a freestanding range cooker and American-style fridge/freezer as well as additional white goods with provision also available for a washing machine neatly concealed behind a base unit. From the kitchen, there is access to the conservatory, which offers a versatile additional living area that can be used as a sitting room, gym or playroom. With radiator heating for year-round use, the conservatory also benefits from an adjoining WC for added convenience.

Upstairs, there are three bedrooms, all served by a modern family bathroom. The bathroom is fitted with a contemporary three-piece white suite, including a twin-head overbath shower and towel radiator.

Additional features of this home include UPVC double glazing, wiring for CCTV cameras, a loft space with a fitted ladder, partial boarding and power as well as a gas central heating system via a Baxi boiler that has been recently serviced.

Outside, the southerly-facing rear garden is designed for low maintenance and offers an enclosed private outdoor space with timber fencing. The front of the property benefits from a gated driveway with parking for multiple vehicles, a carport and a garage with power and lighting. There is also an adjoining store room/workshop to the rear of the garage for extra storage, workshop or hobby space.

- Semi-detached family home
- Popular village location in Calverton
- Convenient access to nearby shops, schools and buses
- Good-sized lounge with a feature multi-fuel burner
- Dining kitchen with a generous range of fitted units
- Versatile large conservatory with an adjoining WC
- Three first floor bedrooms
- Modern family bathroom with a twin-head shower
- Low-maintenance and southerly-facing enclosed rear garden
- Multi-vehicle driveway, carport and a garage with an adjoining workshop/store







Floor 0



Floor 1



**Approximate total area\***  
98.8 m<sup>2</sup>  
1063.47 ft<sup>2</sup>

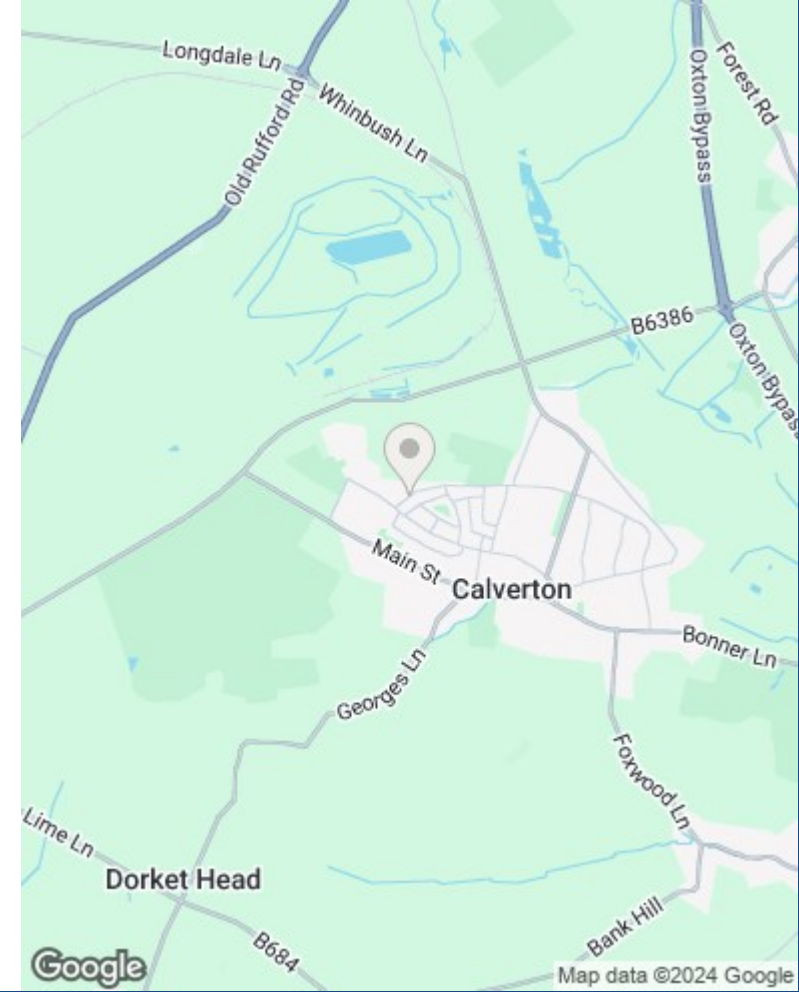
**Reduced headroom**  
0.32 m<sup>2</sup>  
3.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

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