



**DavidJames**  
the estate agent

**North Green, Calverton, Nottingham, NG14 6NT**

**Guide Price £220,000**



# About This Property

This traditional semi-detached house is situated on a quiet road in the sought-after village of Calverton. Offering a blend of modern amenities and character, this home is perfect for those looking for their next home.

Upon entering, you are welcomed by an entrance hall, leading into the lounge which features laminate flooring and a fireplace, creating a cosy atmosphere. The dining kitchen, also fitted with laminate flooring, benefits from French doors that open out onto the rear garden, allowing for plenty of natural light and easy access to outdoor space.

Upstairs, there are two generously sized double bedrooms. Bedroom one includes a convenient shower cubicle with an electric shower, as well as an over-stairs nook ideal for a desk or dressing area. The bathroom is fitted with a modern white suite and a mains shower for added comfort.

The property also boasts a recently installed combination gas central heating system and UPVC double glazing throughout, ensuring energy efficiency and warmth.

The good sized rear garden is designed for low maintenance, featuring a patio area and gravelled beds, perfect for relaxing or entertaining. Additionally, a double garage and an additional parking area to the rear of the property provide ample off-road parking.

This lovely home is located in the heart of Calverton, offering a peaceful village setting with easy access to local amenities and transport links. Ideal for first-time buyers, small families, or those looking to downsize, this property is ready to move into and enjoy.



- Traditional style semi detached house situated on a quiet road
- Two double bedrooms, bedroom one having a shower cubicle with electric shower and over stairs nook with desk
- Entrance hall
- Lounge with laminate flooring and fireplace
- Dining kitchen with laminate flooring and French doors to the rear garden
- Bathroom/Wc with white suite and mains shower
- Recently installed combination gas central heating, UPVC double glazing
- Good sized low maintenance rear garden with patio area and gravelled beds
- Double garage and additional parking area situated to the rear of the property provide off road parking
- Village location

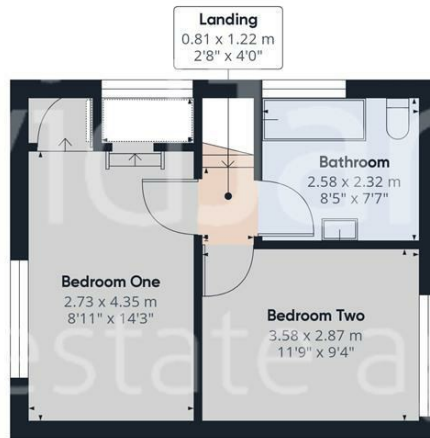








Floor 0 Building 1



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Approximate total area\*\*  
 62.76 m<sup>2</sup>  
 675.54 ft<sup>2</sup>

Reduced headroom  
 0.63 m<sup>2</sup>  
 6.78 ft<sup>2</sup>

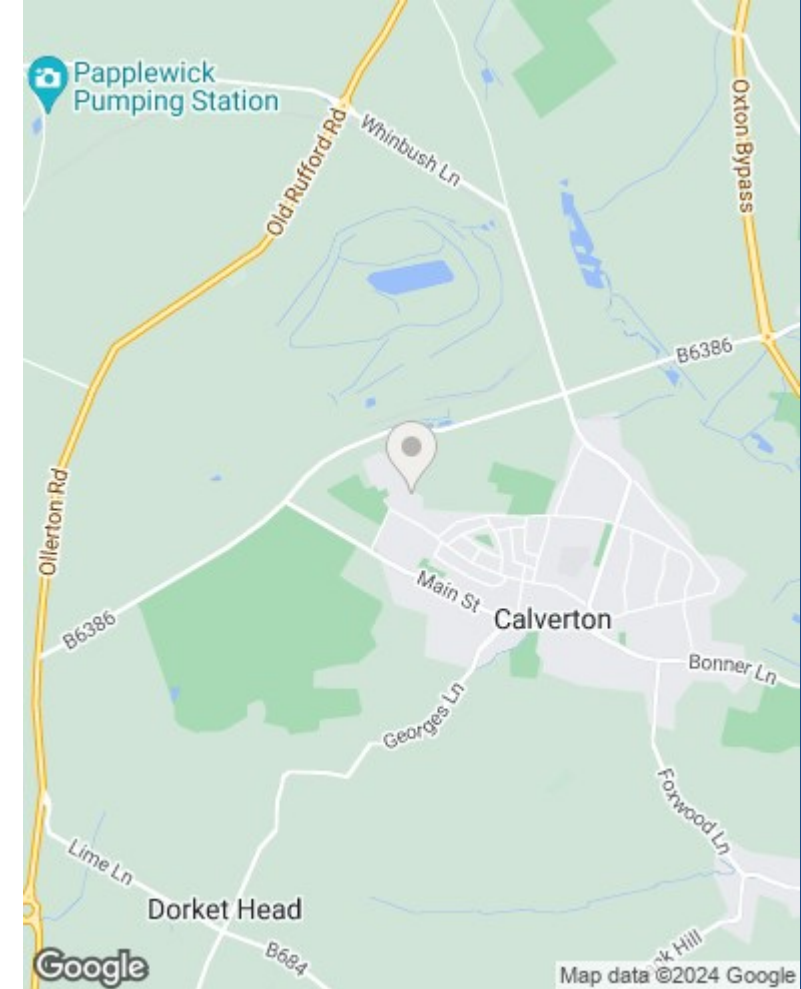
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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

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