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DavidJames
the estate agent

Newman Road, Calverton, Nottingham, NG14 6LG
Guide Price £230,000

About This Property



Situated in the heart of the village of Calverton, this well-presented semi-detached house offers a comfortable and modern living space, ideal for families or professionals.

Upon entering, the porch leads to a welcoming hallway finished with stylish LVT flooring. The lounge is a cosy retreat, featuring a fireplace with exposed brick detailing and a log-effect electric burner, complemented by the same quality flooring. The spacious dining kitchen boasts sleek white gloss units, a breakfast bar, and integrated appliances including an oven, hob, extractor, and dishwasher, all set against tiled vinyl flooring for a practical yet contemporary finish.

The first floor comprises three bedrooms and a fully tiled bathroom/WC with a modern white suite, an electric shower, and a washbasin incorporated into a vanity unit with additional storage.

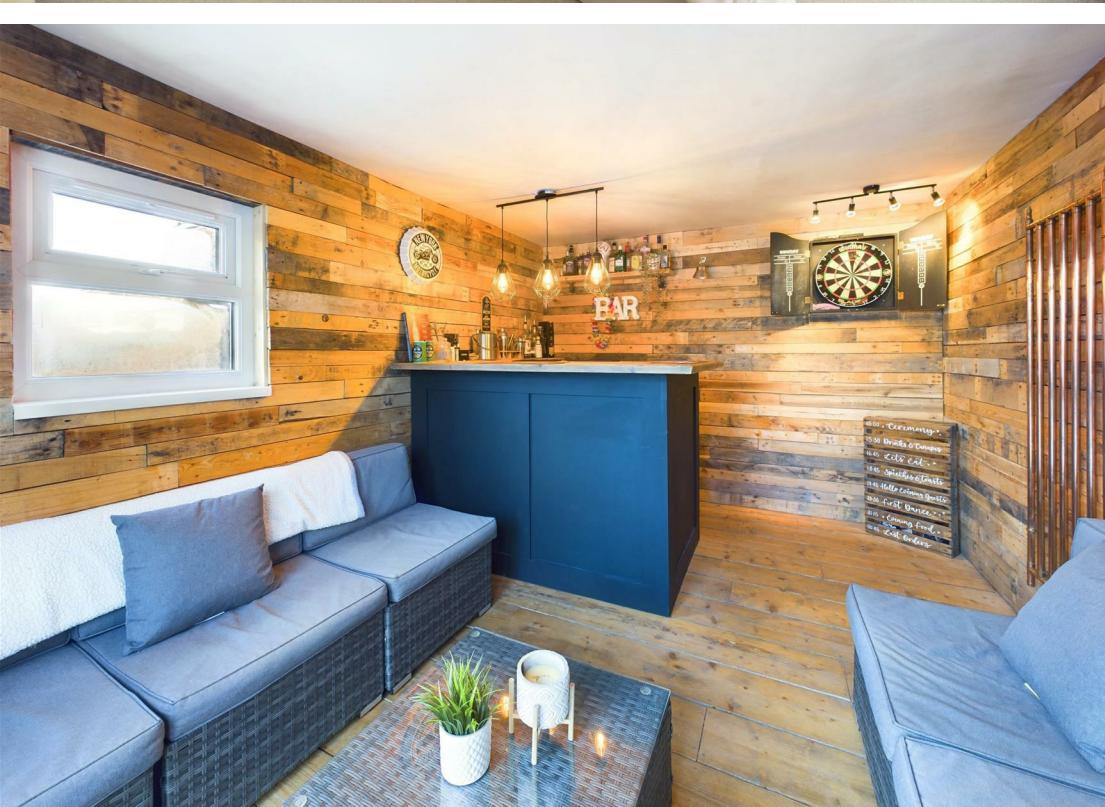
The property benefits from majority UPVC double glazing and combination gas central heating, ensuring warmth and efficiency throughout the year.

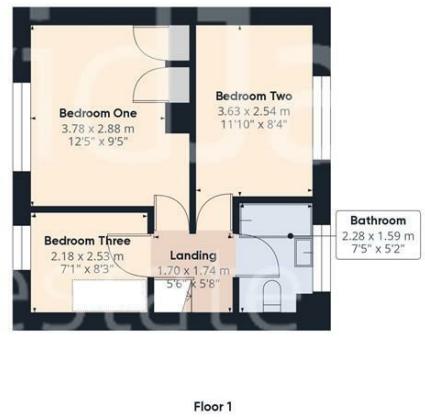
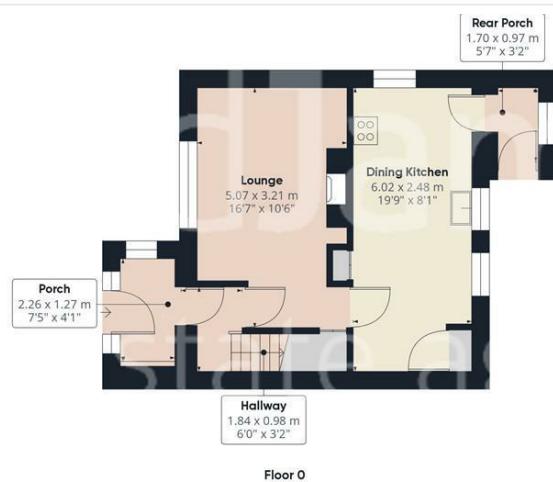
Outside, the rear garden is thoughtfully designed with patio and decked areas, a lawn, and a timber-framed garden room currently used as a bar, complete with power, lighting, and heating. To the front, a block-paved driveway provides off-road parking, with an additional hard-standing area to the side of the property.

This property, located in a sought-after village, combines modern convenience with a tranquil rural setting, offering an excellent opportunity for buyers seeking a stylish home in Calverton.

- Well presented semi detached house
- Three bedrooms
- Entrance porch, hallway with LVT flooring, rear porch
- Lounge with fireplace with exposed brick detail and log effect electric burner as well as LVT flooring
- Dining kitchen with a range of white gloss units, breakfast bar, tiled finish vinyl flooring and integrated oven, hob, extractor and dishwasher
- Fully tiled first floor bathroom/WC with white suite, electric shower and washbasin set to a vanity unit with further vanity storage
- Majority UPVC double glazing, combination gas central heating
- Rear garden with both patio and decked areas and well as a lawn, timber framed garden room currently being used as a bar with power, lighting and heating
- Block paved driveway provides off road parking with a further hard standing area to the side elevation
- Village location







Approximate total area⁽¹⁾

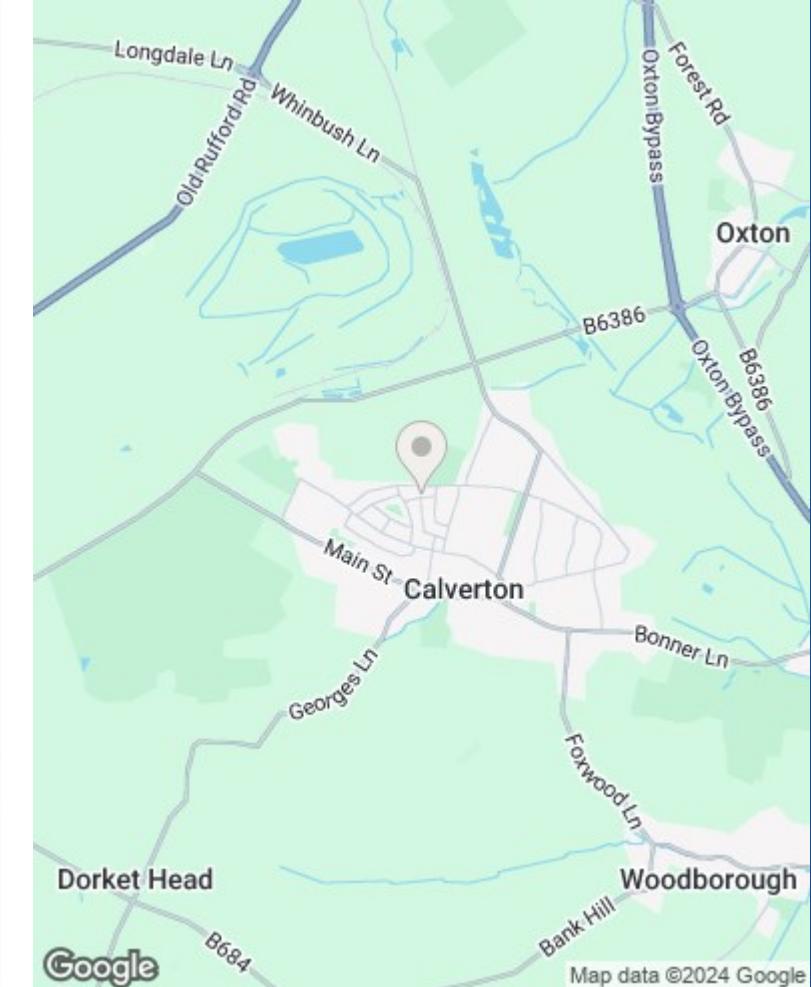
70.92 m²
763.38 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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

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David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

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**The Property
Ombudsman**