

Calverton

Renals Way
Nottingham NG14 6PH



David James
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Viewing strictly through the agent at
102 Front Street, Arnold, Nottingham



Entrance Hall

FEATURES

- Modern executive style detached house
- Five bedrooms (originally six)
- Master bedroom with modern en-suite shower room/WC
- Family bathroom/WC with white suite
- Spacious lounge with Oak floor and feature fireplace
- Dining room with Oak floor and French doors
- Dining kitchen with Shaker style units, French doors and under-floor heating
- Integrated appliances
- Utility room with matching units
- Ground floor cloakroom/WC
- Entrance hall with feature Oak floor
- Gas central heating
- UPVC sealed unit double glazed windows
- PVC fascia and soffit boards
- Burglar alarm
- Both loft and cavity wall insulation
- Double garage and block paved drive
- Lawned front and south facing rear garden with paved patio and electric sunblind
- South facing rear aspect with superb views across adjacent fields
- Cul-de-sac
- Popular village location
- No upward chain

COUNCIL TAX BAND E

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 06/04/2015 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information and would ask all prospective purchasers to clarify this information for their own purposes.



This property is:

Legally prepared.

The Vendor's conveyancer could be in a position to send out draft contracts to the Purchaser's conveyancer within 48 hours of a sale being agreed. This could save up to 25 days on the transaction time.

No chain.

The Vendor of the property is not making an onward purchase therefore the transaction time of the sale may be reduced.



This property is in the
process of being
legally prepared

Offers in Excess of
£300,000



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Lounge

David James have the pleasure of offering for sale this modern, executive style detached family home, which in our opinion offers excellent value for money, standing within a cul-de-sac with superb uninterrupted views of open fields to the rear and situated within Calverton village which has its own excellent range of amenities as well as reputable schools and golf courses. The five bedrooms which were originally six have the benefit of a family bathroom and modern en-suite shower room complimented by a spacious lounge,

separate dining room and large L-shaped dining kitchen with integrated appliances and French doors. There is also the benefit of a utility room, entrance hall and ground floor WC. Outside a double width block paved drive provides off street parking as well as access to a double garage.

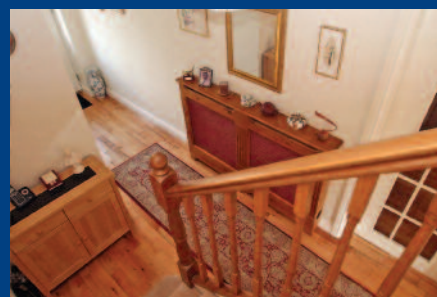


Dining Room

Vendor viewpoint

"We bought this property new for the quiet location and south facing garden which makes the back of the house lovely. It is situated in a very quiet cul-de-sac overlooking the countryside yet only a 5 minute walk from the shops and church. The property is spacious, particularly upstairs and easy to look after. It is also near a good bus route to Nottingham and only 15 minutes from Arnold, Mapperley, Ravenshead and Lowdham by car."

Please note that the 'Vendor's Viewpoint' is a quote taken from the owner of the property. No representative of David James makes any representation for the accuracy of the comments made. These should be taken only as an opinion and do not constitute any part of a Contract.



Entrance Hall



Dining Kitchen

A tiled canopy provides protection to the main entrance which has an opaque sealed unit double glazed composite door which gives access to the entrance hall which is a fine introduction to this home with staircase with open balustrade leading to the first floor accommodation with useful storage cupboard beneath, coving to the ceiling and solid Oak floor which extends into the lounge.

The spacious lounge has a walk-in bay window overlooking the front elevation and is well decorated with coving to the ceiling. The focal point of the room is an open, recessed living flame burning coal effect gas fire set within a feature timber effect Adam style surround with mantel, marble conglomerate hearth and back panel. The solid Oak floor again extends through glazed panelled doors into the hall and dining room which has matching decoration with coving to the ceiling and French doors which overlook and lead to the rear garden.

The adjoining L-shaped dining



Dining Kitchen

kitchen also has windows and French doors overlooking and leading to the rear garden as well as taking advantage of its south facing aspect and open views of the adjacent fields. Fitted with a modern range of base and eye level units with Shaker style timber effect panelled doors with stainless steel T-bar handles and

contrasting black granite effect working surfaces with ceramic tile splashbacks and inset stainless steel sink with one and a half bowls, single drainer and chrome mixer tap. The focal point of the kitchen is a range of stainless steel integrated appliances with four ring gas hob, canopy with extractor and electric fan assisted

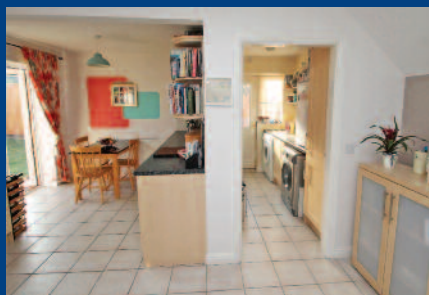


Dining Area

double oven and grill. There is also an integrated dishwasher, fridge and separate freezer. A ceramic tile floor with thermostatically controlled under-floor heating extends through a panelled door into the utility room which has a matching range of Shaker style units with stainless steel T-bar handles, granite effect working surfaces, ceramic tile splashbacks and inset sink. There is provision and plumbing for an automatic washing machine as well as space for a tumble dryer. A window and opaque sealed unit double glazed composite door overlooks and leads to the side elevation.

Situated off the entrance hall is the ground floor cloakroom which has a two piece suite with dual flush WC and countersink wash basin set within a vanity unit with rolled edge surround, double storage cupboard beneath and ceramic tile splashbacks. An opaque window provides natural light.

The first floor has five bedrooms and the family bathroom centred round a good sized landing with open balustrade with turned spindles and



Utility Room



Cloakroom



Dining Area



Bedroom One

coving to the ceiling.

The master bedroom overlooks the front elevation and is decorated with accent wall and coving to the ceiling. The en-suite has been recently refitted with a modern white suite with dual flush WC and feature circular bowl with chrome mixer tap set on a quartz surround with semi-circular high gloss white vanity cabinet beneath and mirrored vanity cabinet above. The separate shower



Rear View

cubicle has a sliding glazed shower door and plumbed in mains pressure shower with adjustable shower piece and fixed rainwater showerhead. White ceramic tiling compliments the suite with contrasting border with matching



En-suite Shower Room

floor. An opaque window to the side elevation provides natural light in addition to the recessed chrome halogen downlighting and there is the benefit of an extractor fan, shaver point and a feature white heated towel rail.

Bedroom two is a combination of two rooms which would originally have been bedrooms three and five

which could be easily converted back if six bedroom accommodation as required. Both doors, radiators and windows remain which take full advantage of the views across the adjacent fields. The room is now spacious enough to have a seating area which has a feature Oak floor, coving to the ceiling and a range of full height in-built wardrobes.



Bedroom Two



Bedroom Two Room

Bedroom three also has in-built wardrobes as well as quality fitted wardrobes and is well decorated with coving to the ceiling and again situated at the rear of the property enjoying the superb views.

Bedrooms four and five are both situated at the front of the property, both with coving to the ceiling and are both single rooms of which bedroom four could be classed as a small double and is presently being used as a craft room.

The family bathroom has a modern three piece white suite with dual flush WC, panelled bath with plumbed in mains pressure shower and wash basin set within a vanity unit with surround and storage



Bedroom Two

cupboards beneath. The white ceramic tiling with blue border compliments the suite as well as the vinyl floor. An opaque window to the side elevation provides natural light and there is the benefit of an extractor fan, wall mounted vanity strip light with shaver point and wall mounted heated towel rail. The

large in-built airing cupboard houses the hot water cylinder.

The property benefits from gas central heating, UPVC sealed unit double glazed windows and the reassurance of a burglar alarm system. There is both loft and cavity wall insulation and PVC fascia and soffit boards provide low



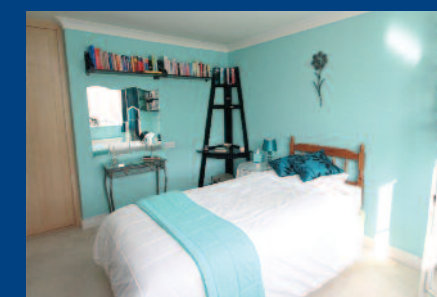
Bedroom Three

maintenance.

Situated at the end of the cul-de-sac, a double width block paved drive provides off street parking as well as access to a double garage which has two single up and over garage doors, power, lighting and space within the roof void providing storage. The front garden is laid to lawn with well stocked borders. A lock-up timber gate provides access to the side of the property where there is a paved area situated adjacent to the utility room, ideal for drying clothes as well as having a timber garden shed and halogen floodlight.

The rear garden is another key feature of this home with manicured lawn, well stocked raised borders and rock water feature. A large paved patio takes full advantage of its south facing rear aspect and views across the adjacent fields. The garden has been designed with entertaining in mind with a large electric sunblind, wall mounted heat lamp, external power points and halogen floodlighting all available.

To summarise, this is a superb



Bedroom Three



Bedroom Three



Bathroom

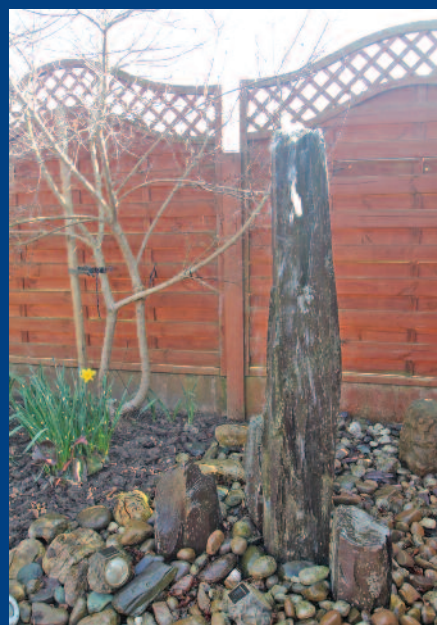


Rear of Property

family home with many additional benefits which can only be fully appreciated on closer inspection. No upward chain and legally prepared will be ideal for those looking for a speedy completion.



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Water Feature



Rear of Property



Garden

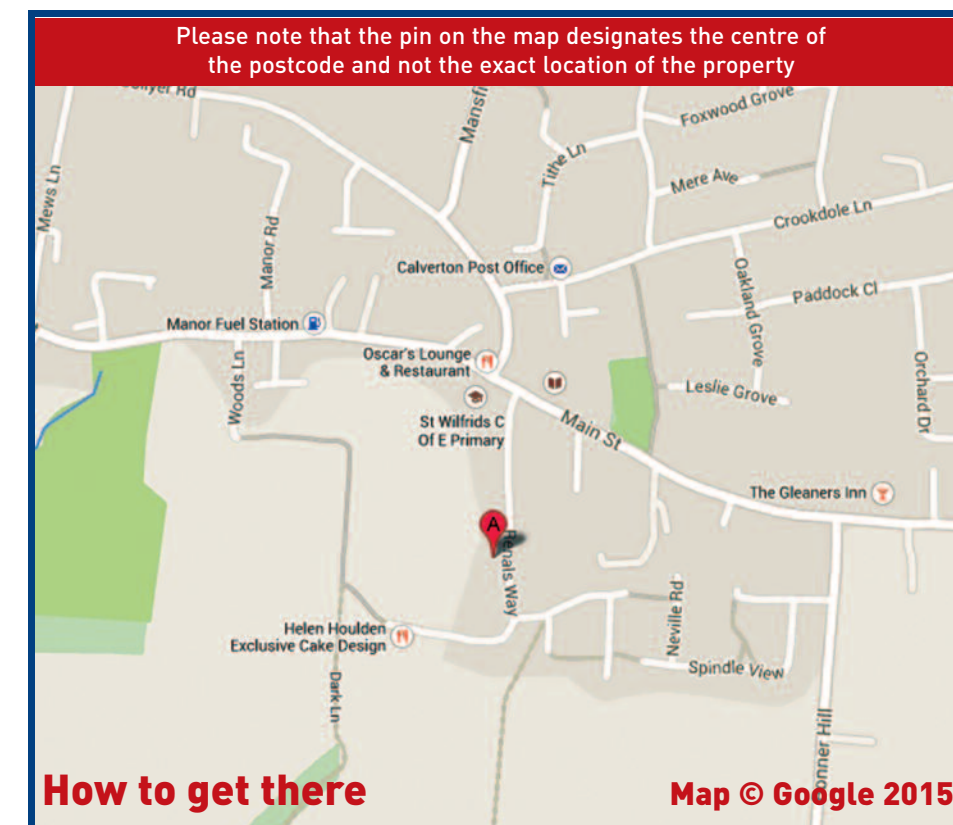
The property and surrounding area



Ramsdale Golf Course



Calverton Church



How to get there

Map © Google 2015

Proceed away from Calverton church along Main Street and take the second turning on the left opposite St. Wilfrid's Square shopping precinct into Renals Way and by following the road around to the right, the property will be found at the end of the cul-de-sac on the left hand side clearly marked by our 'For Sale' sign.

CALVERTON

A bustling village with surrounding countryside only twenty minutes from the city centre

GENERAL

Originally a small rural village, Calverton greatly expanded after the opening of Calverton Colliery. The colliery has since closed but Calverton remains a busy village environment with shops in St Wilfrids shopping parade and pubs and restaurants. Calverton borders open countryside with Ramsdale Golf Course tucked away at the outskirts of the village

AMENITIES

The A614 runs along the outskirts of the village which provide links to both Arnold town centre and in turn Nottingham city centre. The village is also conveniently situated for access to the A60 which provides a route to Mansfield. The Calverton Connection bus runs to Nottingham city centre regularly during the daytime.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together electrical fittings and fitted appliances have NOT been tested.

If you require a mortgage to purchase this property, at David James we are totally independent mortgage advisors with access to the WHOLE of the mortgage market. A consultation with one of mortgage advisors is completely free of charge.

REMEMBER: Your home may be repossessed if you do not keep up repayments on your mortgage.

PURCHASE PROCEDURE

All negotiations are conducted through David James. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

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Energy performance certificate



Renals Way, Calverton, NOTTINGHAM, NG14 6PH

Dwelling type: Detached house
Date of assessment: 19 May 2014
Date of certificate: 19 May 2014
Reference number: 8584-7425-2550-8351-3992
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

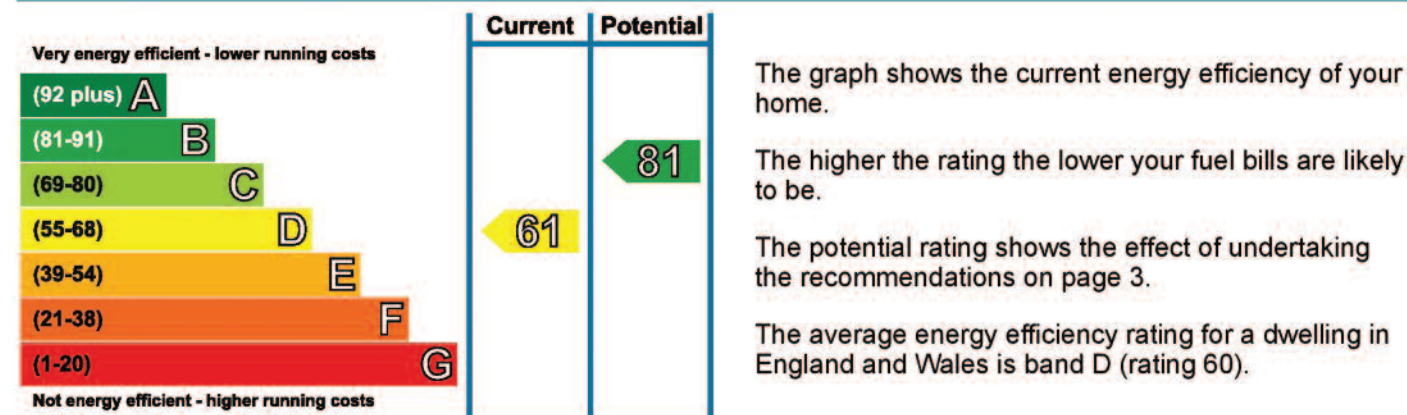
Estimated energy costs of dwelling for 3 years:	£ 3,120
Over 3 years you could save	£ 621

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 174 over 3 years	
Heating	£ 2,412 over 3 years	£ 2,073 over 3 years	
Hot Water	£ 444 over 3 years	£ 252 over 3 years	
Totals	£ 3,120	£ 2,499	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



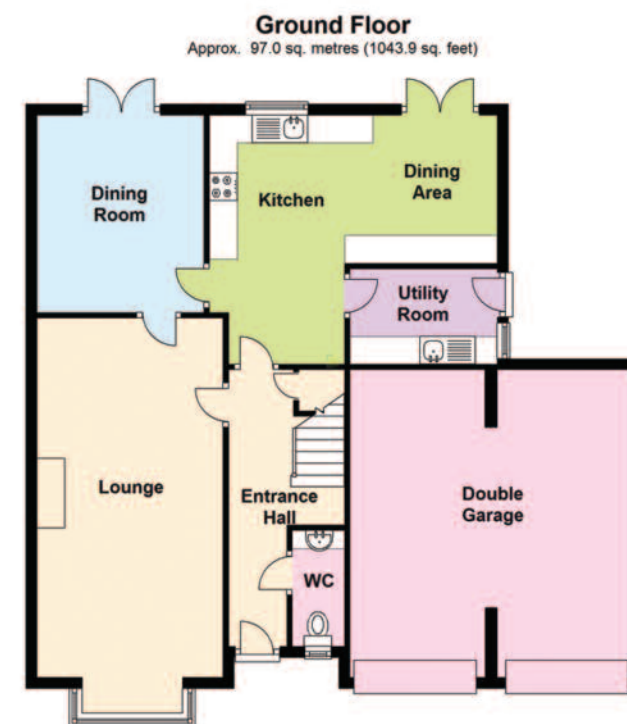
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 219	
2 Low energy lighting for all fixed outlets	£45	£ 75	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 195	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Property floor plan and measurements



GROUND FLOOR

Entrance Hall
16'4 max x 6'10 max (4.98m max x 2.08m max)

Lounge
23'6 x 10'10 (7.16m x 3.30m)

Dining Room
11'6 x 9'9 (3.51m x 2.97m)

Dining Kitchen
17'0 max x 14'7 max (5.18m max x 4.45m max)

Utility
8'7 x 5'3 (2.62m x 1.60m)

Cloaks/WC
6'8 x 2'10 (2.03m x 0.86m)

FIRST FLOOR

Bedroom One
16'8 max x 10'10 max (5.08m max x 3.30m max)

En-suite
6'7 x 5'6 (2.01m x 1.68m)

Bedroom Two
16'2 max x 8'10 max (4.93m max x 2.69m max)

Bedroom Three
12'6 max x 10'10 max (3.81m max x 3.30m max)

Bedroom Four
11'2 x 8'10 (3.40m x 2.69m)

Bedroom Five
7'1 x 7'1 (2.16m x 2.16m)

Bathroom
8'11 max x 8'10 max (2.72m max x 2.69m max)

OUTSIDE

Double Garage
17'10 x 17'4 (5.44m x 5.28m)

Garden
30'0 x 44'0 (9.14m x 13.41m)

TOTAL AREA: APPROX 177.9 sq metres (1914.6 sq feet)



SOUTH FACING REAR ASPECT

Our contact details

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All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens.

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