

# Calverton

Main Street  
Nottingham NG14 6FG



**David James**  
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OIRO  
**£330,000**



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2014 FINALIST  
Service Excellence

This is a Freehold property



Entrance Hall

## FEATURES

- Modern detached family home
- Four double bedrooms, each with fitted wardrobes
- Large lounge with Inglenook style fireplace
- Snug with French doors
- Study
- Dining kitchen with some integrated appliances
- Utility room
- Entrance hall
- Rear porch
- WC
- Bedroom one with balcony and en-suite shower room
- Shower room/WC with modern suite
- Combination gas central heating
- Sealed unit double glazing
- Alarm system
- Cobblestone drive
- Double garage
- Landscaped garden

COUNCIL TAX BAND **F**

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 17/08/2015 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 has:

**No chain.**

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

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Lounge

This is a modern well proportioned detached family home set in the heart of the village of Calverton and which boasts ample accommodation throughout with three reception spaces and a dining kitchen as well as a utility with four double bedrooms to the first floor, an en-suite and a family bathroom. The property has a shared courtyard with the neighbouring property which provides tandem parking. There is also a double garage and enclosed landscaped gardens. The property is being sold with no

upward chain and given its location and the amount of accommodation on offer, we feel it will be popular, so therefore we would urge an internal inspection.

You enter the property to the front elevation where a panelled entrance door leads to a central entrance hall which has feature tiled flooring and

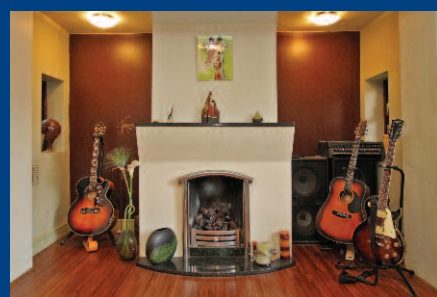


Lounge

## Vendor viewpoint

**“This is your Vendor Viewpoint. We are currently awaiting your comments on this property. If you have not completed the Viewpoint form already, please complete the attached copy with your comments and return it with the approved set of these details.”**

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.



Lounge Fireplace



Snug

coving to the ceiling. There is a staircase with open balustrade and turned spindles to the first floor and panelled doors leading to the kitchen, snug, study, ground floor WC and there are double panelled doors leading to the lounge.

The lounge is a well proportioned room with the focal point being the fireplace which is set to one end with a burning coal effect gas fire set in the Inglenook fashion with feature windows to the front and rear elevations. The room has laminate flooring and there is a window to the front elevation and glazed double French doors leading to the side patio. The room also has two built-in speakers and halogen spotlights.

The snug has laminate flooring and glazed double French doors leading to the side patio. There are halogen spotlights to this room.

The study is situated to the front of the property and has laminate flooring and window to the front elevation.



Study

The ground floor WC has tiling flowing in from the entrance hall which is also half height to the walls and there is a WC and feature wash basin with a vanity unit with shelf beneath. There is also a wall mounted chrome effect tubular

towel radiator, coving to the ceiling and opaque window to the front of the property.





Dining Kitchen



Cloakroom

The dining kitchen is a spacious room and comes fitted with a range of Medium Oak finish panelled base and eye level units with work surfaces, a one and a half bowl stainless steel sink and drainer unit with mixer tap. There is an integrated electric oven, four ring gas hob and concealed canopy extractor and there is also provision and plumbing for a dishwasher and space for an appliance at base level whilst to the dining area there is space for an American style stacked fridge freezer. The kitchen has the tiling flowing through from the hallway into the dining kitchen space and there are halogen



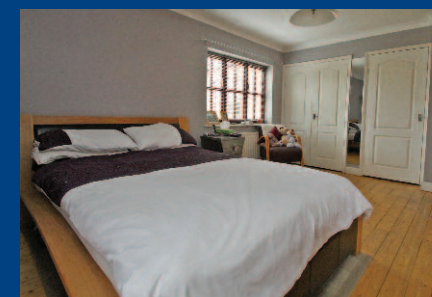
Dining Kitchen

spotlights and windows to the side and rear elevations. A panelled door provides access through to the utility room where there is a work surface with stainless steel sink and drainer unit. There is provision and plumbing for both an automatic

washing machine and tumble dryer and a window overlooking the rear elevation. There is also coving to the ceiling and the room houses the central heating boiler. From the kitchen a part opaque glazed panelled door provides access to a



Bedroom One



Bedroom One

rear porch which has quarry tile flooring, windows to the side and rear elevations and a glazed timber framed panelled door providing access to the rear garden.

As you ascend the stairs to the first floor you reach a central L-shaped landing and a window overlooks the side elevation. There is coving to the ceiling and access to the roof space and panelled doors lead to all four double bedrooms and the shower room with a further door providing access to an ex-airing cupboard with shelving.

Double bedroom one is situated to the rear of the property and is a



En-suite

spacious room with stripped and varnished floorboards. There is coving to the ceiling and a window to the side elevation with glazed timber framed panelled doors providing access to a balcony with wrought iron railings. The room has

a radiator and double doors with a further single door providing access to built-in wardrobes with hanging rail and shelving. A further panelled door leads to the en-suite shower room. This is a spacious room with a shower cubicle with folding glazed





Bedroom Two



Bedroom Four

shower doors and mains pressure shower. There is also a storage cupboard and WC. To one elevation are 'his and hers' wash basins set to a vanity sink unit with tiled work surface and storage cupboards beneath and there is also half height tiling to the walls. The room has stripped and varnished floorboards, a radiator and two opaque windows to the side elevation.

Double bedroom two has a dual aspect with windows overlooking both the front and rear elevations. There is a radiator and coving to the ceiling to this room and either side of the recess for a double bed which has a pelmet with downlighters,



Bedroom Three

there are double panelled doors providing access to fitted wardrobes.

Double bedroom three overlooks the front of the property with a window to Main Street and there is also a radiator and double doors

providing access to a fitted wardrobe.

Double bedroom four has a fitted corner wardrobe with hanging rail and shelving, coving to the ceiling, laminate flooring, a radiator and a window to the front elevation.



Shower Room



Courtyard

The shower room has a modern white suite with corner shower cubicle with sliding curved glazed shower door and mains pressure shower with detachable shower hose. There is also a WC and a wash basin set to a vanity unit with storage cupboards beneath and feature tiling to the wash basin elevation. There is also a contrasting tiled floor and an opaque window to the side of the property as well as halogen spotlights.

Externally, the property has a small front garden separating it from the road which is enclosed by privet hedgerow with a path to the front



Patio

entrance door. To the left hand side of the property double electric timber gates which have both remote control and keypad access provide access to the shared courtyard which, as previously mentioned, is shared with the

neighbouring property and provides tandem off road parking with an initial feature covered canopy area. The cobblestone courtyard in turn leads to a double garage which has an electric up and over double door and power and lighting. The rear





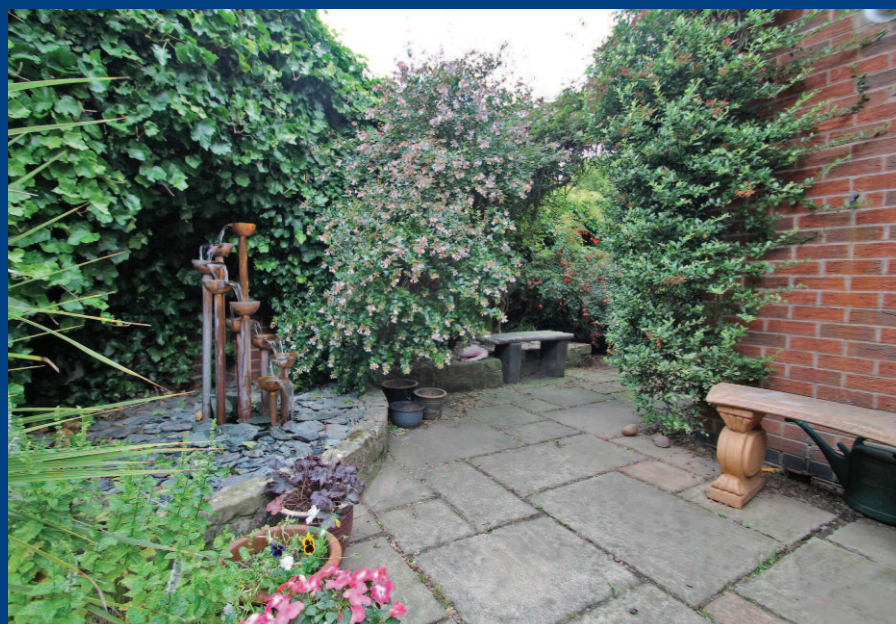
Garden



Garden

garden has been landscaped throughout and has been designed for ease of maintenance. It is set on two main levels and is paved and decked with seating areas throughout with contoured borders with an abundance of established plants and shrubs and a conifer hedgerow. The rear garden shapes around the rear of the garage to provide a good sized space and to the side of the property there is a water feature and a pathway leading to a further block paved patio area to the rear and side of the lounge and snug which has outside lighting.

In conclusion, we strongly believe



Garden

this property warrants further inspection given its village location and the relative individuality of the property itself. It comes with combination gas central heating and timber framed sealed unit double glazing throughout as well as an

alarm system for added security. Given it is sold with no upward chain and it will make the perfect family home, we would urge an internal inspection at the earliest opportunity.

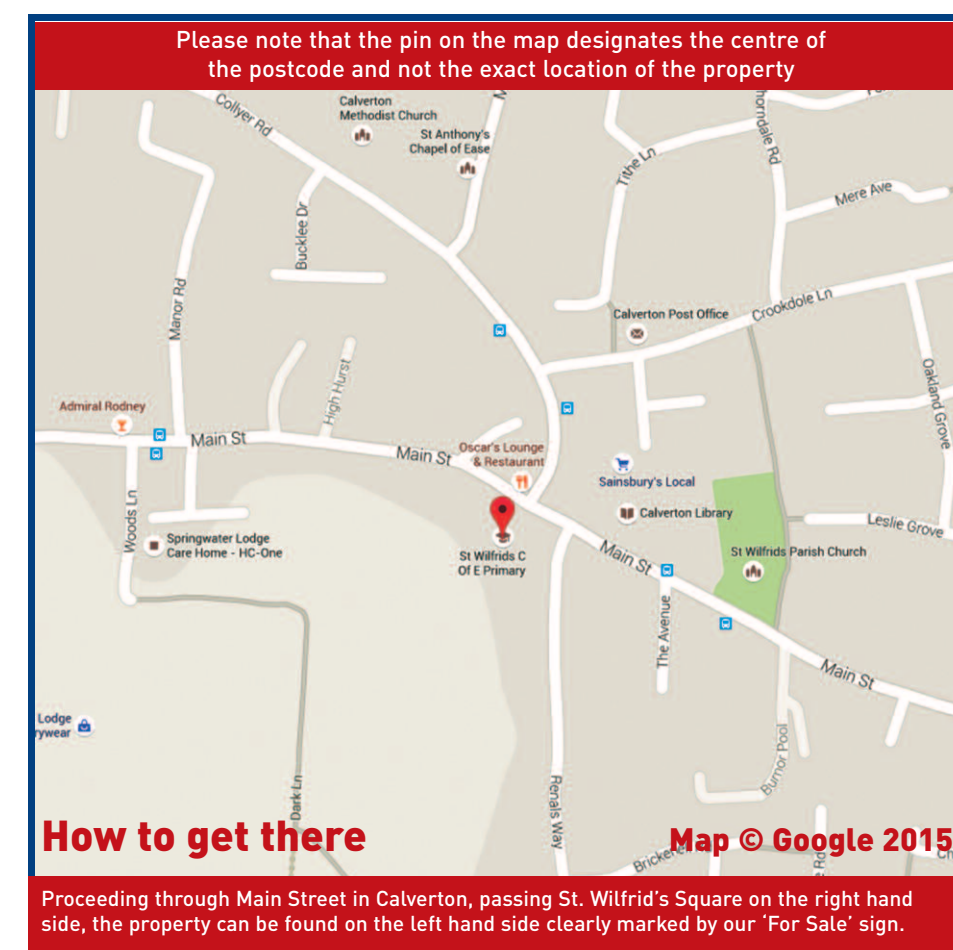
## The property and surrounding area



Ramsdale Golf Course



Calverton Church



## 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 with 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.



Main Street, Calverton, NOTTINGHAM, NG14 6FG


Dwelling type:	Detached house	Reference number:	8915-7228-3990-2881-7992
Date of assessment:	19 August 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 August 2015	Total floor area:	171 m²

Use this document to:

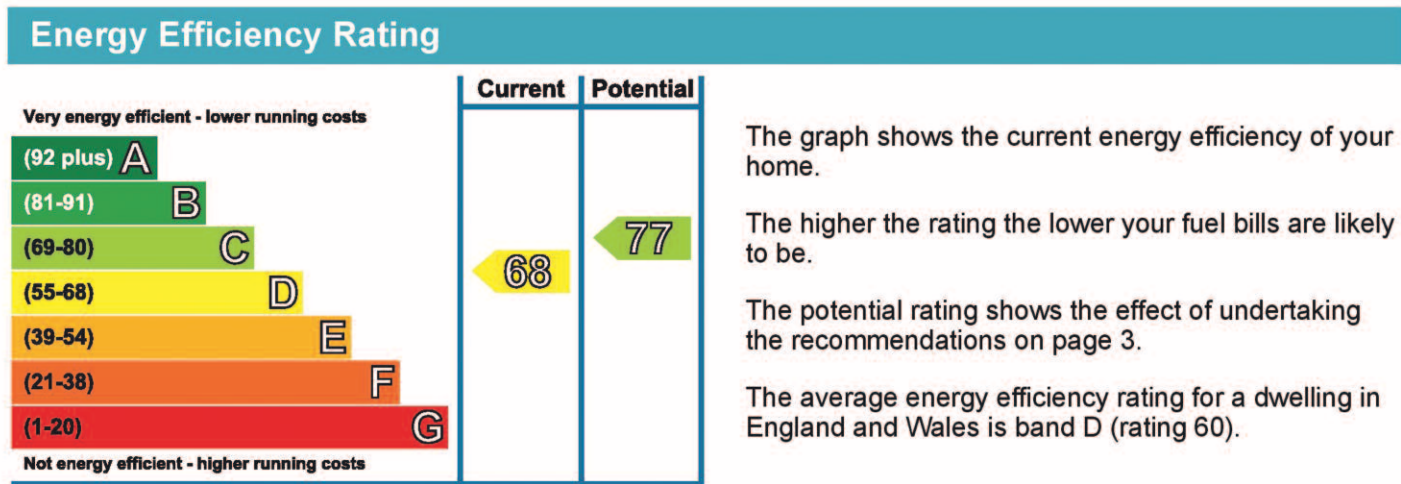
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures



Estimated energy costs of dwelling for 3 years:	£ 4,098
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Over 3 years you could save	£ 456
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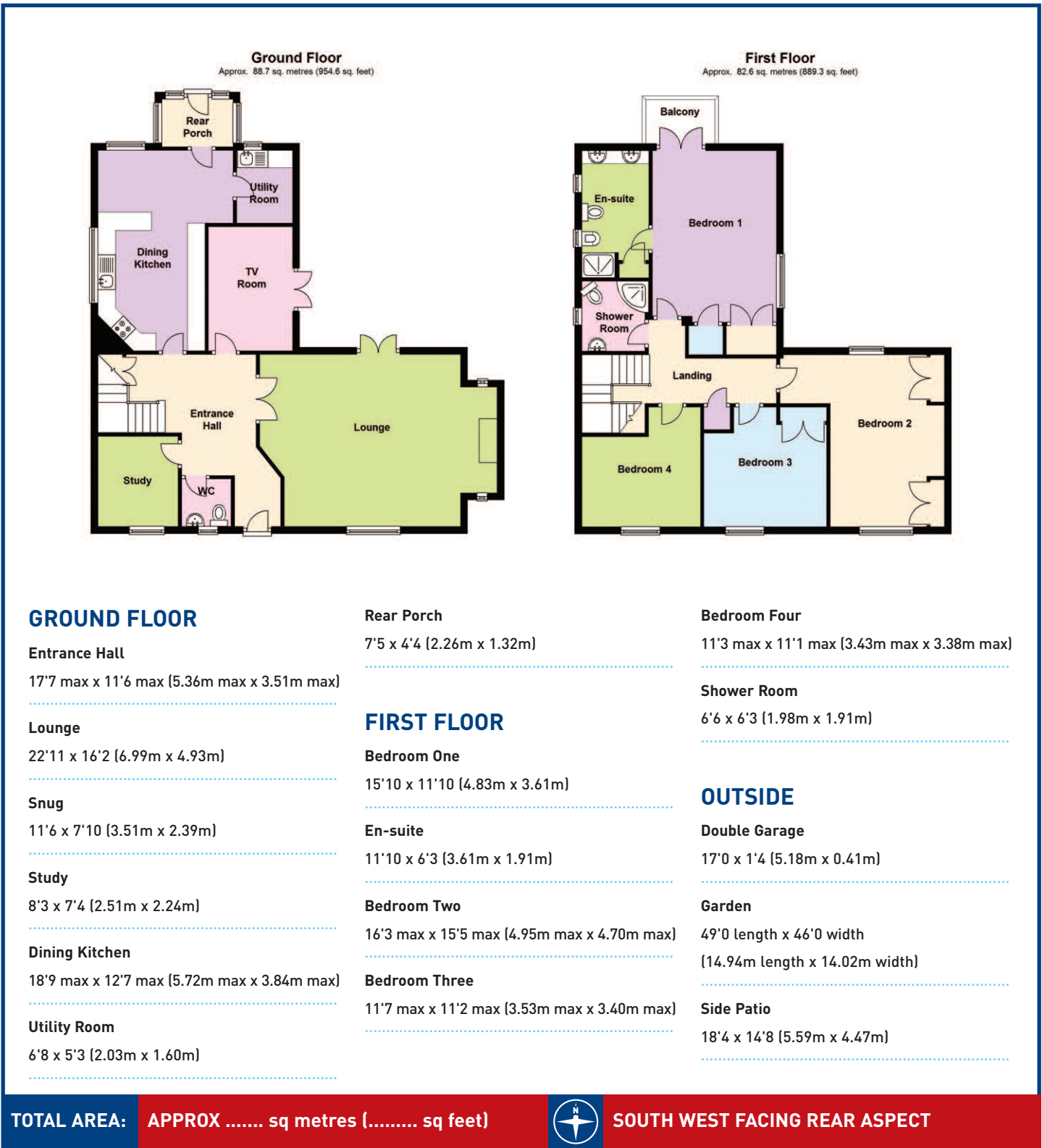
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 264 over 3 years	
Heating	£ 3,279 over 3 years	£ 3,030 over 3 years	
Hot Water	£ 345 over 3 years	£ 348 over 3 years	
Totals	£ 4,098	£ 3,642	

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.



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 (solid floor)	£4,000 - £6,000	£ 285	
2 Low energy lighting for all fixed outlets	£55	£ 171	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 786	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.



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.