

# JOHNSONS & PARTNERS

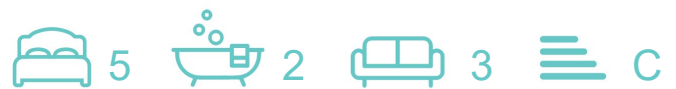
Estate and Letting Agency



## 18 MAPLE CLOSE, CALVERTON

NOTTINGHAM, NG14 6QG

£450,000



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New Photos to Follow | Five Bedrooms | Popular Location | Close to Local Amenities | Kitchen+Utility |

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Nestled in the charming Maple Close, Calverton, Nottingham, this stunning five-bedroom detached house is a true gem waiting to be discovered. Boasting a generously sized interior, this property offers ample space for a growing family or those who love to entertain.

Situated in a great location, this home features a multiple vehicle driveway, ensuring parking is never an issue. The three reception rooms provide versatile living spaces, perfect for relaxing with family or hosting guests. The open-plan dining kitchen is a focal point of the house, ideal for creating culinary delights while socialising with loved ones.

Convenience is key with this property, as it is located close to amenities, making daily errands a breeze. Whether you're in need of shops, schools, or leisure facilities, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Book a viewing now to truly appreciate all that this property has to offer.

Reception Hallway  
17'1 x 6'8 (5.21m x 2.03m)

WC  
5'8 x 2'9 (1.73m x 0.84m)

Lounge  
23'4 x 10'1 (7.11m x 3.07m)

Games Room  
17'1 x 7'7 (5.21m x 2.31m)

Dining Kitchen

Kitchen Area  
9'5 x 8'9 (2.87m x 2.67m)

Dining Area  
18'3 x 11'9 (5.56m x 3.58m)

Utility Room  
8'6 x 5'5 (2.59m x 1.65m)

First Floor Landing

Bedroom One  
15' x 10'11 (4.57m x 3.33m)

En Suite  
6'9 x 5'9 (2.06m x 1.75m)

Bedroom Two  
15'11 x 9'7 (4.85m x 2.92m)

Bedroom Three  
12' x 10'11 (3.66m x 3.33m)

Bedroom Four  
10'11 x 8'10 (3.33m x 2.69m)

Bedroom Five  
8'10 x 6'10 (2.69m x 2.08m)

Bathroom  
9'7 x 8'11 (2.92m x 2.72m)

Garage  
17'3 x 8'3 (5.26m x 2.51m)

Outside

## Front & Rear Gardens

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band E

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

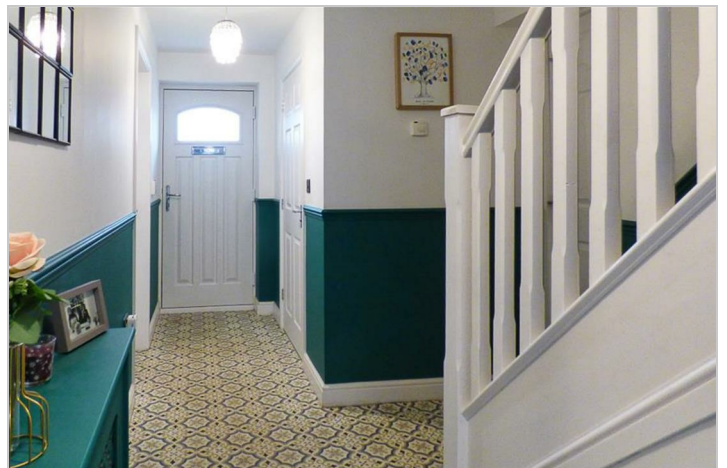
The vendor has advised the following:

Property Tenure is Freehold

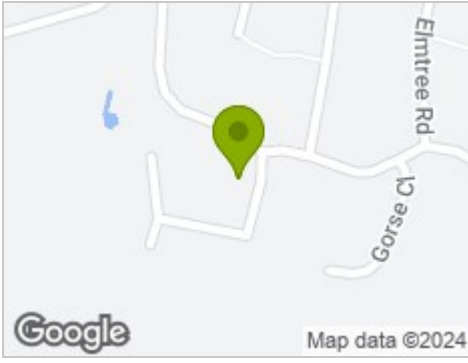
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



## Hybrid Map



## Terrain Map



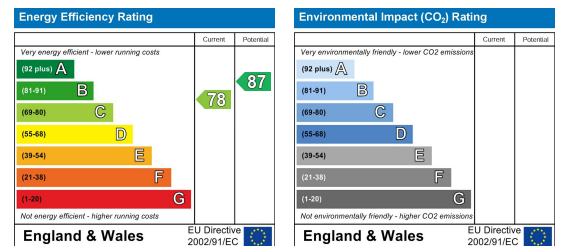
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.