

JOHNSONS & PARTNERS

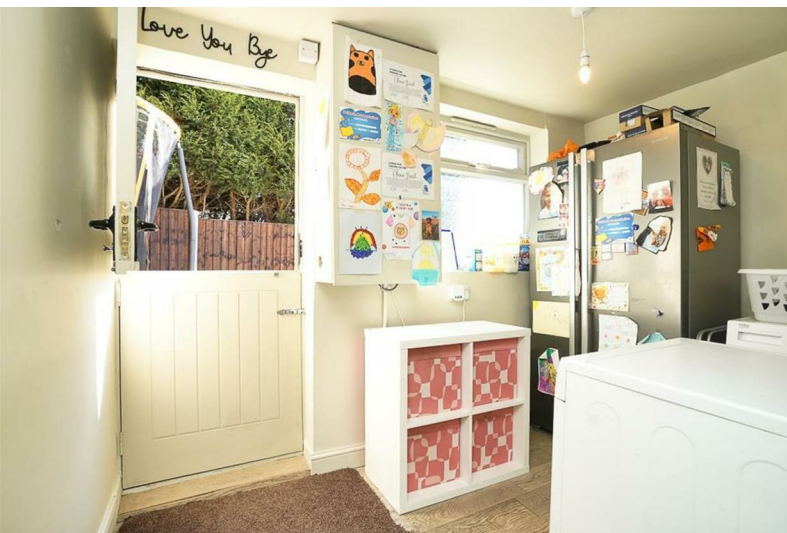
Estate and Letting Agency



122 MAIN STREET, CALVERTON

NOTTINGHAM, NG14 6FB

OFFERS OVER £400,000



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Four Bedroom Cottage | Close to Local Amenities | Well Presented Throughout | Self Contained Annex | Popular Location | En-Suite | Breakfast Kitchen | Viewings are Highly Recommended |

Discover the epitome of village charm with this exquisite 4-bedroom cottage, located in the heart of Calverton on Main Street. Perfectly suited for families seeking both character and modernity, this home has been meticulously renovated to marry the allure of cottage living with the conveniences of contemporary design.

Upon entering, you'll be greeted by a spacious farmhouse-style kitchen, the true hub of this home, offering an inviting space to cook and congregate. The adjacent utility room and a handy downstairs WC add to the practicality of this family-centric residence.

The expansive living room, centred around a delightful multi-fuel burner, promises to be your sanctuary for relaxation and social gatherings, providing ample space for both leisure and celebration.

Accommodation is abundant with four well-proportioned double bedrooms, ensuring personal space for all. The master bedroom boasts the luxury of an en-suite bathroom, creating a serene escape for the heads of the household.

Outside, the low-maintenance garden beckons for tranquil outdoor moments, without the burden of extensive upkeep.

An additional treasure comes in the form of a self-contained 1-bedroom apartment spread over two floors, featuring its own separate entrance. Ideal for guests or as a rental opportunity, this bonus space adds a layer of flexibility to the home.

Situated in the coveted village of Calverton, this property strikes the perfect balance between a tranquil retreat and convenient village life, with local amenities and transport links merely a stone's throw away.

An extraordinary opportunity awaits for families to forge memories in this enchanting residence. Secure your viewing today and take the first step towards making this idyllic house your new family home.

Entrance

Living Room

13'11" x 13'4" (4.26 x 4.08)

Dining Kitchen

13'5" x 13'9" (4.11 x 4.21)

Utility Room

8'11" x 9'11" (2.73 x 3.03)

WC

Bedroom Four

7'2" x 9'11" (2.19 x 3.03)

En-Suite

First Floor Landing

Bedroom One

9'9" x 13'8" (2.98 x 4.18)

En-Suite

Bedroom Two

9'6" x 9'10" (2.91 x 3.01)

Bedroom Three

7'1" x 9'10" (2.18 x 3.02)

Bathroom

6'6" x 8'10" (1.99 x 2.71)

Annex

Kitchen/Dining/Living

12'10" x 12'11" (3.92 x 3.96)

Bedroom

6'4" x 12'9" (1.95 x 3.91)

En-Suite

6'7" x 5'4" (2.03 x 1.63)

Agents Disclaimer

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

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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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.