



Park Road  
Calverton, Nottingham NG14 6LF

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN CALVERTON,  
NOTTINGHAM

**Offers Over £150,000 Freehold**



**\*\* VIEWING HIGHLY RECOMMENDED \*\* NO UPWARD CHAIN \*\***

Robert Ellis Estate Agents are delighted to offer to the market this spacious SEMI-DETACHED THREE BEDROOM FAMILY HOME situated in Calverton, Nottingham.

Calverton is a stone's throw away from Arnold which offers a thriving high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, a secondary school and a leisure centre. It is a very desirable location for any growing family or first-time buyer/Investor.

Upon entry, you are welcomed into the entrance hall which leads into kitchen diner and the living room with doors leading into the lean to. To the first floor, the landing provides access first double bedroom, second double bedroom, third bedroom and family bathroom.

To the front of the property, there is a laid to lawn area and a large driveway leading to the detached garage. To the rear of the property, there is a rear garden with laid to lawn area with flowers beds and shrubbery and hedging and fencing surrounding.

The property requires modernisation and renovation, subject to the buyers needs and requirements.

To fully appreciate the size and quality of the accommodation on offer, a viewing comes highly recommended.



### Front of Property

Driveway providing off the road parking. Pathway to front and side entrance doors. Laid to lawn area. Hedging and shrubbery surrounding. Access into Detached Garage

### Entrance Hallway

9'0" x 6'1" approx (2.76 x 1.86 approx)

Single glazed wooden framed front door to the front elevation. Wall mounted radiator. Ceiling light point. Under the stairs storage cupboard and large built-in storage cupboards. Internal doors leading into Kitchen Diner and Living Room. Staircase to First Floor Landing

### Kitchen Diner

14'0" x 10'6" approx (4.28 x 3.21 approx)

Double glazed wooden framed windows to the front and side elevations. Double glazed door leading to the side elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light points. Range of wall and base units with worksurfaces over and built-in breakfast bar with ample space for seating. Stainless steel sink and drainer unit with dual heat tap. Space and point for freestanding cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ample space for dining table

### Living Room

10'5" x 19'7" approx (3.18 x 5.99 approx)

Double glazed wooden framed window to the side elevation. Single glazed wooden framed door and window to the rear elevation leading into the Lean-To. Ceiling light points. Feature fireplace with wooden mantle with built-in storage cupboard

### Lean-To

9'2" x 16'2" approx (2.80 x 4.93 approx)

Single glazed wooden framed windows to the side and rear elevations. Single glazed wooden framed door to the rear elevation leading into the rear garden. Wooden door leading into large storage room

### First Floor Landing

6'4" x 6'3" approx (1.94 x 1.91 approx)

Original floorboards. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13'3" x 11'5" approx (4.04 x 3.49 approx)

Double glazed wooden framed window to the front elevation. Original floorboards. Wall mounted radiator. Wall light points. Built-in wardrobes with wooden sliding doors

### Bedroom 2

13'3" x 8'7" approx (4.05 x 2.63 approx)

Double glazed wooden framed window to the rear elevation. Original floorboards. Wall mounted radiator. Ceiling light point

### Bedroom 3

7'9" x 8'10" approx (2.37 x 2.71 approx)

Double glazed wooden framed window to the front elevation. Original floorboards. Wall mounted radiator. Ceiling light point

### Family Bathroom

5'4" x 7'6" approx (1.65 x 2.30 approx)

Double glazed wooden framed opaque window to the rear elevation. Single glazed wooden framed opaque window looking over Landing. Tiled flooring. Partially tiled floors. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold tap, pedestal wash hand basin with a hot and cold tap and a WC

### Rear of Property

Rear garden with laid to lawn area with flowers beds and shrubbery. Hedging and fencing surrounding. Access into Detached Garage

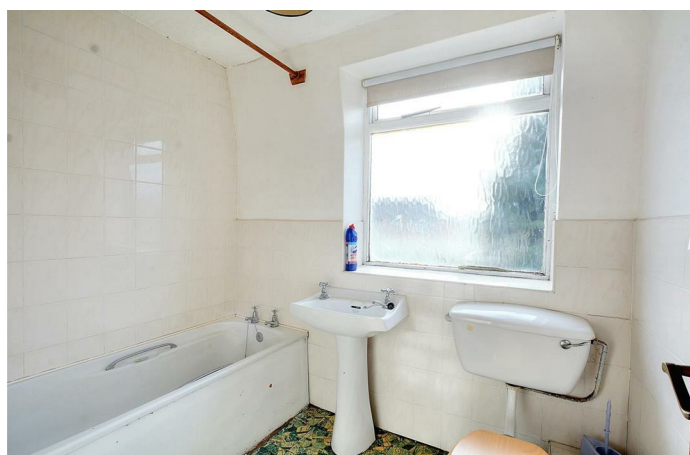
### Garage

Detached. Single glazed windows to the rear elevation

### Council Tax

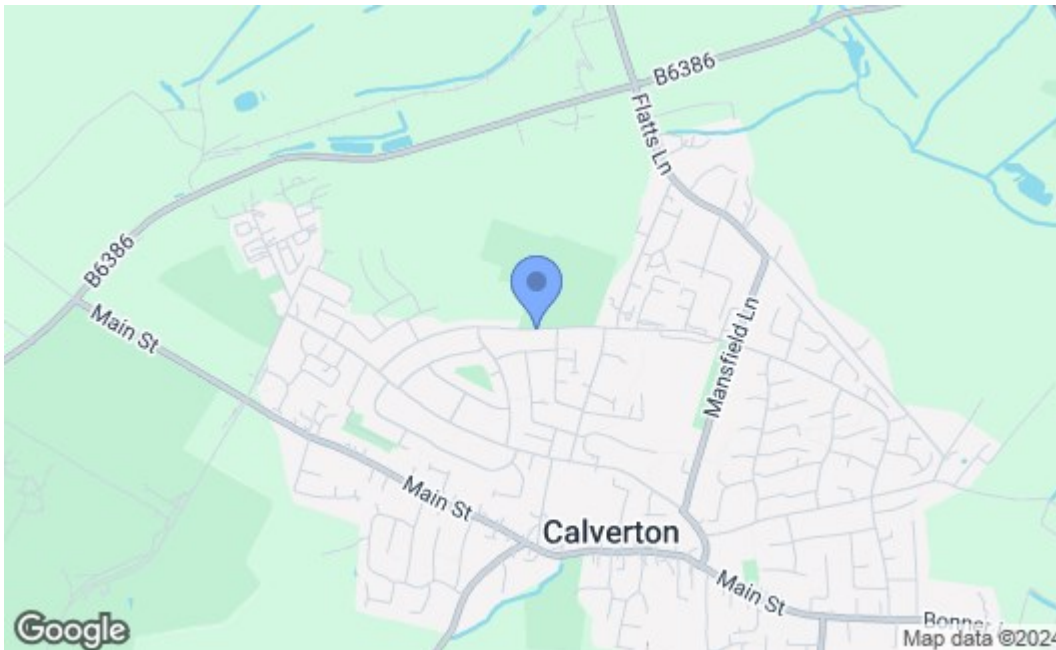
Local Authority Gedling

Council Tax band B





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.