



Paddock Close,  
Calverton, Nottingham  
NG14 6GJ

**£240,000 Freehold**



\*\* GUIDE PRICE 240,000 - 250,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, DETACHED BUNGALOW situated on a CORNER PLOT within 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 hallway which leads through to the kitchen, lounge, first bedroom, second bedroom, shower room and lobby leading through to the enclosed rear garden. The front of the property offers a driveway with garage and garden.

A viewing is HIGHLY RECOMMENDED to appreciate the PLOT and LOCATION of this property- Contact the office now to arrange your viewing!



### Entrance Hallway

11'9" x 4'11" approx (3.6 x 1.5 approx)

Glazed entrance door to the front elevation leading to the Entrance Hallway. UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard. Internal doors leading into Kitchen, Living Room, Bedroom 1, 2 and Shower Room

### Living Room

11'5" x 17'0" approx (3.5 x 5.2 approx)

UPVC double glazed sliding doors to the rear elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace with tiled hearth and surround

### Kitchen

10'2" x 10'9" approx (3.1 x 3.3 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck taps above. Space and point for freestanding cooker. Space and plumbing for an automatic washing machine. Access into Pantry Cupboards. Internal doors leading into the Entrance Hallway and Hallway

### Hallway

3'11" x 17'4" approx (1.2 x 5.3 approx)

UPVC double glazed doors to the side elevations leading to the front and rear gardens. UPVC double glazed window to the side elevation. Ceiling light point

### Lean To

Glazed windows surrounding. Tiled flooring

### Bedroom 1

11'5" x 13'1" approx (3.5 x 4 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes

### Bedroom 2

9'2" x 9'6" approx (2.8 x 2.9 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes and over the bed storage

### Shower Room

3'11" x 5'10" approx (1.2 x 1.8 approx)

UPVC double glazed window to the side elevation. Tiled walls. Wall mounted radiator. Ceiling light point. Wall mounted shower unit with handheld shower head attachment, pedestal wash hand basin with hot and cold taps and low level WC

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the garage, large laid to lawn garden with shrubbery, flowerbeds and fencing surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area and steps leading to a large laid to lawn area with shrubbery, flowerbeds and hedging and fencing surrounding. Access into the large Summer House

### Garage

Doors to the front elevation leading to the garage

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

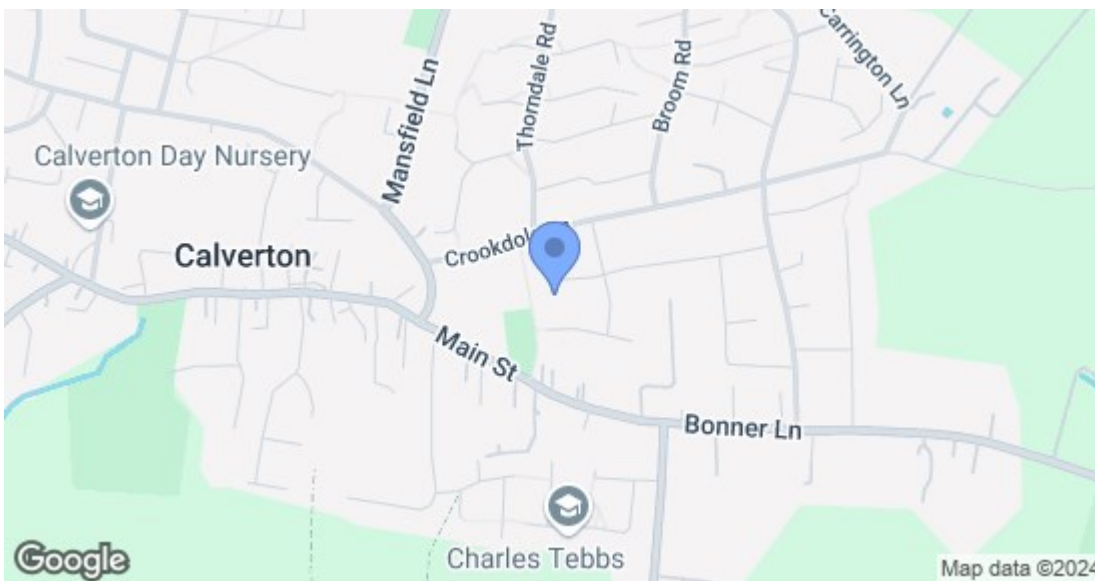
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>85</b>
	<b>58</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.