

**Gorse Close
Calverton, Nottingham NG14 6QB**

A THREE BEDROOM, DETACHED FAMILY HOME WITH OFFICE ON A CORNER PLOT IN CALVERTON, NOTTINGHAM

Asking Price £315,000 Freehold



**** UNIQUE OPPORTUNITY ** IDEAL FOR FAMILIES ****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, DETACHED FAMILY HOME WITH OFFICE ON A CORNER PLOT IN CALVERTON, NOTTINGHAM

Originally built with 4 bedrooms, this handsome property situated near the edge of the village, stands out from the crowd on an impressive corner plot. There may even be possibilities (subject to planning permission) for any future owner to further improve through a side extension.

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. Local walks and footpaths are just minutes away, offering endless opportunities for outdoor adventure and exploration. Nearby 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!

The property benefits from modern conveniences such as UPVC double glazing and gas central heating throughout. Alongside the luxury and convenience of underfloor heating in the bathroom, an office/dressing room with fitted storage and Karndean Luxury Vile Tile flooring in entrance porch, hallway, and kitchen diner.

Upon entry, you are welcomed into the light and airy extended entrance porch which leads into the entrance hallway. Off the hallway, is the downstairs WC, the inviting double aspect lounge, bathing in natural light with a bay fronted window to the front and sliding doors to the rear leading to the enclosed rear garden. The entrance hallway also leads onto the open-plan kitchen diner, this layout seamlessly connects the kitchen with the dining area, creating a versatile space that can easily accommodate both everyday meals and special occasions, complete with sleek cabinetry, high-end appliances, and plenty of counter space.

Stairs leading to first floor landing, first double bedroom with sliding door wardrobes, second double bedroom, third bedroom, additional study/dressing room with fitted storage, alongside family bathroom featuring a modern three-piece suite.

The property is positioned on a generous corner plot which benefits from gardens to the front, side, and rear. The front offers a laid to lawn with path to the front door. As you leave the rear door, you enter the fully enclosed rear and side gardens with patio area, laid to lawns, vegetable patches and raised beds to the side.

The rear garden also offers access into the detached garage with driveway for at least three cars and additional parking space to the side of the driveway.

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



Entrance Porch

UPVC double glazed opaque composite front door to the front elevation leading into the light and airy extended Entrance Porch. UPVC double glazed opaque windows to the front and side elevations. Kamdean LVT flooring. Archway open through the Entrance Hallway

Entrance Hallway

10'9" x 15'5" approx (3.29 x 4.72 approx)
Kamdean LVT flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Carpeted staircase to the First Floor Landing. Built-in storage cupboard with vinyl flooring and shelving (1.87 x 0.71 m approx.) Internal doors leading into the Lounge, Kitchen Diner and Ground Floor WC

Lounge

16'2" x 10'11" approx (4.95 x 3.33 approx)
Bay fronted double aspect Lounge benefiting from a UPVC double glazed bay window to the front elevation and UPVC double glazed sliding doors to the rear elevation leading to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature gas fireplace with surround

Kitchen Diner

19'4" x 9'8" approx (5.90 x 2.97 approx)
UPVC double glazed windows to the rear and side elevations. UPVC double glazed rear entrance door leading to the enclosed rear garden. Kamdean LVT flooring. Wall mounted radiators. Ceiling light points. Coving to the ceiling. Range of wall base and drawer units incorporating worksurfaces above. Composite sink and drainer unit with swan neck dual heat tap above. Integrated dishwasher. Space and plumbing for automatic washing machine. Space and point for freestanding cooker and induction hob. Integrated microwave. Integrated fridge and freezer. Ample space for dining table

Ground Floor WC

4'9" x 2'7" approx (1.47 x 0.8 approx)
UPVC double glazed opaque window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Wall mounted sink with hot and cold taps. WC

First Floor Landing

9'4" x 6'7" approx (2.85 x 2.02 approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Recessed spotlights to the ceiling. Coving to the ceiling. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Study / Dressing Room and Family Bathroom

Bedroom 1

12'5" x 9'2" approx (3.80 x 2.80 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in sliding door wardrobes (0.51 x 2.74 m approx.)

Bedroom 2

9'9" x 9'8" approx (2.99 x 2.97 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 3

9'10" x 6'7" approx (3.02 x 2.03 approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Study / Dressing Room

7'8" x 6'0" approx (2.34 x 1.85 approx)
Originally the fourth bedroom, this room has been repurposed as a study but would be a fantastic dressing room. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in sliding door wardrobes (0.49 x 1.85 m approx.) and over the stairs storage cupboard housing water tank (0.77 x 0.85 m approx.)

Family Bathroom

8'11" x 6'3" approx (2.73 x 1.91 approx)
UPVC double glazed window to the rear elevation. Tiled flooring. Additional underfloor heating. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a P Shaped bath with dual heat tap and electric shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a WC

Front of Property

To the front of the property there is a laid to lawn garden with shrubbery, hedging and trees, a pathway to the front entrance and secure gated access to the rear

Rear of Property

To the rear and side of the property there is a fully enclosed side and rear garden with a patio area with ample space for outdoor seating, a large laid to lawn garden with flowerbeds, shrubbery and trees, a stone area with raised bedding - perfect for growing vegetables/fruit, shed and fencing surrounding

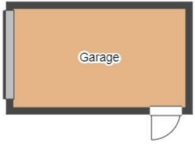
Driveway & Detached Garage

8'10" x 16'5" garage approx (2.70 x 5.02 garage approx)
To the rear of the property there is a driveway providing off the road parking leading to the detached garage with additional parking space to the side of the driveway. The detached garage has an up and over door, power, lighting and UPVC double glazed opaque door leading to enclosed rear garden

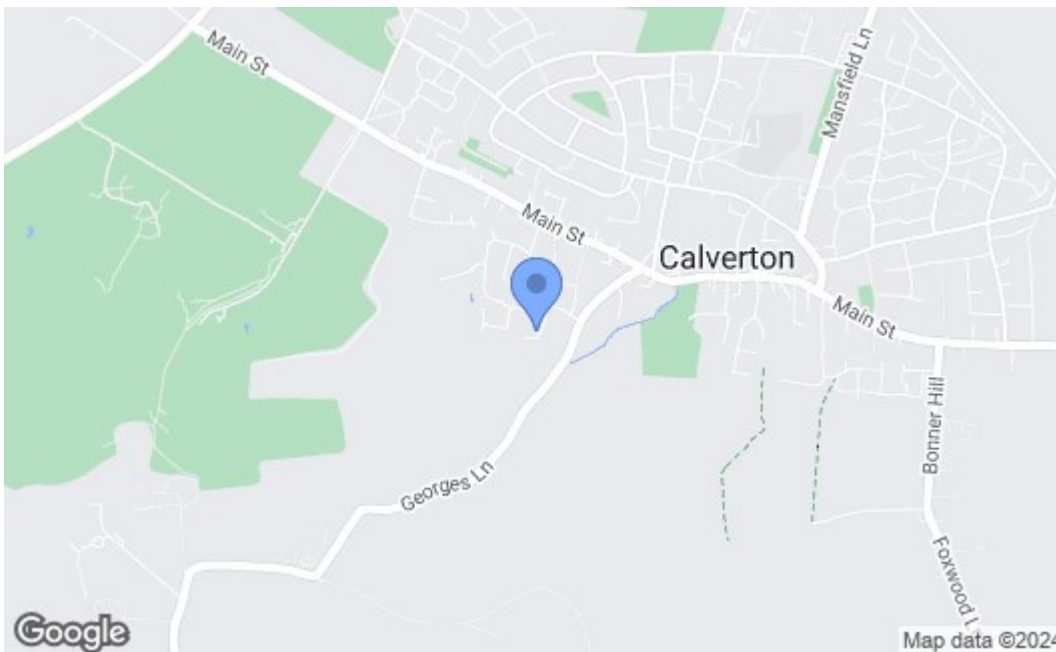
Agents Notes: Additional Information

Council Tax Band: D
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank: No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.