



Elmtree Road,
Calverton, Nottingham
NG14 6QA

£325,000 Freehold



**** UNIQUE OPPORTUNITY ** IDEAL FOR FAMILIES ****
*****Guide price £325,000 - £335,000*****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC FOUR BEDROOM, DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC POSITION IN CALVERTON, NOTTINGHAM

The property is situated near the edge of the village and has been extended to create a spacious family property with ample reception space to the ground floor.

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 center. 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, constructed of brick to the external elevation all under a tiled roof.

Upon entry, you are welcomed into the light and airy Porch. This leads into the double aspect lounge/Diner, bathing in natural light with a bay window to the front and archway to the rear leading Third reception room, fitted Kitchen and utility room with ground floor W/C.

Stairs leading to first floor landing, first double bedroom, second double bedroom, third bedroom, Fourth Bedroom and a family bathroom featuring a modern three-piece suite.

The property is positioned on a good size plot which benefits from a large Driveway to the front and enclosed low Maintenance patio garden to the rear.

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



Entrance Porch

3'3 x 2'11 approx (0.99m x 0.89m approx)

UPVC double glazed leaded door to the front with fixed double glazed window to the side, wall mounted radiator, internal glazed door to:

Open Lounge/Diner

25'4 x 11'4 approx (7.72m x 3.45m approx)

This dual aspect living room benefits from having a UPVC double glazed bow window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, stairs to the first floor and feature fireplace incorporating a wooden mantle with wall hung feature electric fire. Open through to dining area with an additional radiator with archway leading through to:

Extended Reception Room

18'10 x 8'3 approx (5.74m x 2.51m approx)

UPVC double glazed picture window to the rear and sliding double glazed patio door to the landscaped garden, tiling to the floor, radiator, recessed spotlights to the ceiling, glazed door through to side extension/utility, archway through to living/diner and archway through to:

Fitted Kitchen

10'4 x 8' approx (3.15m x 2.44m approx)

With a range of matching wall and base units incorporating a laminate work surface over, space and point for a free standing cooker, space and point for free standing fridge freezer, ample storage cabinets, tiling to the walls, glass and stainless steel extractor hood, ceiling light point, feature tiled flooring, archway through to reception room.

Side Extension/Utility

6'9 x 29'8 approx (2.06m x 9.04m approx)

This large extended utility benefits from having a UPVC double glazed door to the front with additional UPVC double glazed windows to the side and rear, wall mounted Worcester Bosch gas central heating boiler, base unit with stainless steel sink and mixer tap over, space and plumbing for an automatic washing machine, space and point for free standing dishwasher, glazed door to:

Ground Floor w.c.

5' x 2'10 approx (1.52m x 0.86m approx)

Low flush w.c., wall hung vanity wash hand basin, tiled splashbacks, ceiling light point, extractor fan and laminate flooring.

First Floor Landing

UPVC double glazed window to the side, coving to the ceiling, ceiling light point, loft access hatch and panelled doors to:

Bedroom 1

11'2 x 9'3 approx (3.40m x 2.82m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes and dressing table.

Bedroom 2

10'10 x 10'8 approx (3.30m x 3.25m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Bedroom 3

8' x 11'10 approx (2.44m x 3.61m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bedroom 4

8' x 8'1 approx (2.44m x 2.46m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bathroom

8'4 x 5'5 approx (2.54m x 1.65m approx)

A modern white three piece suite comprising of a double ended panelled bath with a mains fed shower above, vanity wash hand basin with storage cupboards below, low flush w.c., tiling to the walls, two UPVC double glazed windows to the side, recessed spotlights to the ceiling and chrome heated towel rail.

Outside

To the front of the property there is a double driveway providing ample off the road vehicle hard standing, fencing to the boundaries and low maintenance gravelled area.

To the rear there is an enclosed, low maintenance private garden incorporating a large paved patio area, barbeque area, raised flower beds and fencing to the borders. Secure gated access to the side elevation with outside tap and power.

Council Tax

Gedling Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – 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		79
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.