



**Orchard Drive  
Calverton, Nottingham NG14 6GP**

**Asking Price £315,000 Freehold**

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A THREE-BEDROOM DETACHED BUNGALOW THAT'S READY TO MOVE INTO, SET IN A PEACEFUL AND PRIVATE LOCATION.



Located on the ever-popular Orchard Drive in the vibrant village of Calverton, this beautifully presented three-bedroom detached bungalow offers spacious, single-storey living in a peaceful and private setting. With its double bay-fronted design, off-road parking for multiple vehicles, detached garage, and secure gardens to both the front and rear, this property is ideal for buyers seeking comfort, space, and convenience in equal measure.

Stepping through the centrally positioned front door, you're welcomed into a generous entrance hall from which every room in the property is accessed. At the front of the bungalow, the bay-fronted lounge offers a bright and cosy space to relax, complete with a fitted fireplace that adds character and warmth. The layout has been thoughtfully designed to make the most of natural light and space throughout.

There are three double bedrooms, all well-proportioned and versatile. The master bedroom, also bay-fronted, enjoys a sunny aspect, while the remaining two bedrooms are airy and spacious, easily accommodating family members, guests, or even a home office. The rear of the property hosts a modern kitchen with fitted white goods, space for a dining table, and direct access to the rear garden—perfect for both everyday living and entertaining.

A freshly fitted three-piece family bathroom suite provides a clean, modern finish and is ready for immediate use. The entire property is in excellent decorative condition, offering true "move-in ready" appeal. Outside, the gardens have been designed for ease of maintenance. The rear garden is fully enclosed, offering a safe and private space to enjoy the outdoors in peace and quiet.

Set within a friendly and well-connected community, Calverton itself offers a wide range of local amenities including shops, parks, pubs, highly regarded schools, and easy access to beautiful surrounding countryside. It's the perfect blend of rural charm and modern convenience.

This is a rare opportunity to secure a detached bungalow in a prime position within Calverton, offering privacy, practicality, and a genuine sense of home from the moment you step inside.

Early viewing is highly recommended.



## Entrance Hallway

11'5" x 5'2" approx (3.5 x 1.6 approx )

UPVC double glazed door leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboards, doors leading off to:

## Lounge

12'9" x 18'8" approx (3.9 x 5.7 approx )

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, electric fireplace.

## Bedroom One

12'9" x 18'4" approx (3.9 x 5.6 approx )

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring.

## Bedroom Two

13'5" x 9'2" approx (4.1 x 2.8 approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

## Bedroom Three

11'1" x 9'2" approx (3.4 x 2.8 approx )

UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring.

## Kitchen

16'8" x 13'5" approx (5.1 x 4.1 approx )

UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden, wall mounted radiator, laminate floor covering, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a dishwasher, space and point for a washing machine, integrated oven with a gas hob over and extractor hood above, space and point for a fridge freezer, recessed spotlights to the ceiling.

## Bathroom

9'2" x 8'2" approx (2.8 x 2.5 approx )

UPVC double glazed window to the side elevation, chrome heated towel rail, handwash basin with mixer tap and storage below, W.C, panelled bath with mixer shower

attachment over, shower cubicle with mains fed rain water shower head over, tiled splashbacks, laminate floor covering, recessed spotlights to the ceiling.

## Outisde

### Rear of Property

To the rear of the property there is an enclosed rear garden with side gated access to the front of the property, fencing to the boundaries, garden laid to lawn, access to the garage, garden store, paved patio area, outdoor water tap.

### Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn, a range of mature plants and shrubbery planted to the borders, pathway leading to the front entrance door, access to the garage, side gated access to the rear garden.

### 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

Broadband Speed: Standard 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

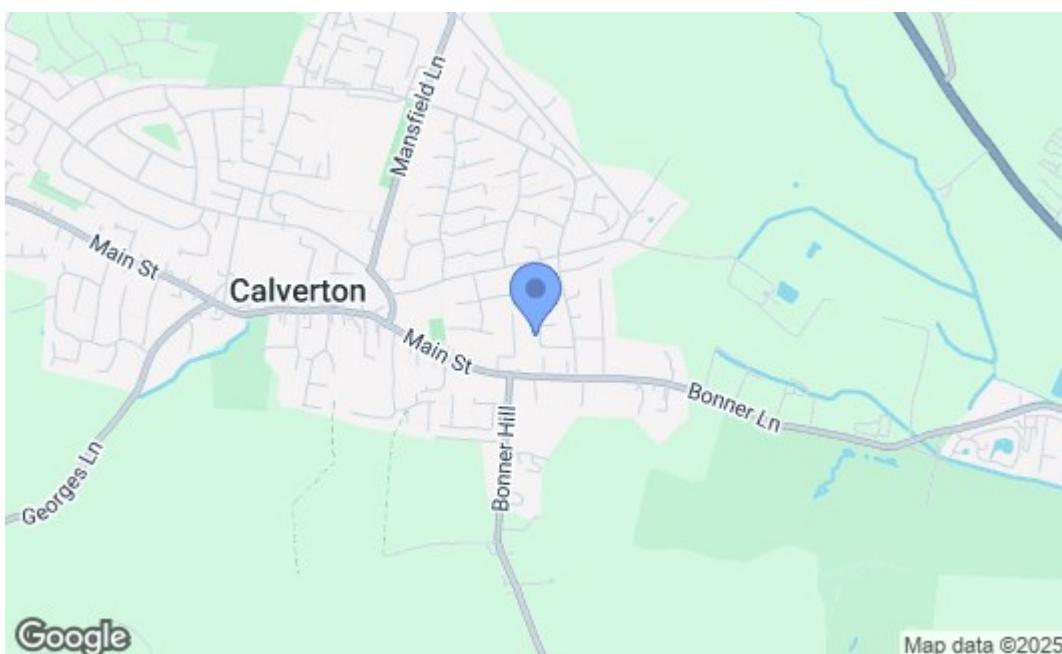
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	66
(69-80)	C	
(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 <sub>2</sub> ) Rating		
	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		
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.