



24 Flatts Lane, Calverton, Nottingham, NG14  
6JZ

Offers Over £465,000

Tel: 01636 816200

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- An Impressive Detached House
- 5 Double Bedrooms
- Generous Ensuite With Double Shower
- Generous Plot
- Garden Office/Studio
- 3 Large Reception Rooms
- Large Family Bathroom
- Spacious 3-Storey Accommodation
- Garage
- Triple Driveway

A great opportunity to purchase an impressive, detached home offering spacious accommodation over 3 floors and occupying a convenient setting with a range of amenities close by.

The property is well-appointed throughout, with nicely-proportioned accommodation ideal for families and including a welcoming reception hall, 3 large reception rooms including a family room leading into the modern shaker style kitchen. There is a conservatory overlooking the rear garden and a useful ground floor W/C whilst to the 1st and 2nd floors are 5 double bedrooms, a large family bathroom and an en suite shower room.

The property is set back from the road behind a gated frontage and sweeping lawned garden. The attractive rear garden has been landscaped with low maintenance in mind. The double garage/studio has been converted at the rear to provide a versatile studio space with electricity, fully plumbed, insulated with vinyl flooring and French doors onto the rear garden.

### ACCOMMODATION

A composite entrance door leads into the entrance porch.

### ENTRANCE PORCH

A useful entrance porch with uPVC double glazed windows and a door into the entrance hallway.

### ENTRANCE HALLWAY

A spacious entrance hall with laminate flooring, a central heating radiator, coved ceiling and stairs rising to the first floor.

### LOUNGE

A large reception room with laminate flooring, a central heating radiator, coved ceiling and uPVC double glazed sliding patio doors into the conservatory.

### CONSERVATORY

Of uPVC construction with tiled flooring and French doors leading onto the garden.

### DINING ROOM

A useful second reception room with laminate flooring, a central heating radiator, coved ceiling and a uPVC double glazed window to the front aspect.

### FAMILY ROOM

This third reception room has coved ceiling, laminate flooring, a central heating radiator and a uPVC double glazed shuttered window to the front aspect. A double doorway leads into the kitchen.

### KITCHEN

Fitted with a range of Shaker style base and wall cabinets with cupboards and drawers, underlighting, rolled edge worktops, tiling for splashbacks and an inset composite 1.5 bowl single drainer sink with mixer tap. Built-in appliances include a Rangemaster double oven with four burner gas hob and extractor hood above plus an integrated dishwasher. There is tiled flooring, spotlights to the ceiling, central heating radiator and a uPVC double glazed window to the rear aspect.

### GROUND FLOOR W.C/UTILITY

Fitted with a cloakroom suite providing a wash basin with mixer tap and a dual flush toilet. There are fixed worktops with space beneath for appliances including plumbing for a washing machine. Tiled flooring, central heating radiator, coved ceiling and a uPVC double glazed obscured window to the rear aspect.

### FIRST FLOOR LANDING

With a central heating radiator, a uPVC double glazed window to the rear aspect, stairs rising to the second floor and a useful built-in double airing cupboard with slatted shelving.

### BEDROOM ONE

A large double bedroom with coved ceiling, central heating radiator, a uPVC double glazed window to the front aspect.

### EN-SUITE SHOWER ROOM

Including a large low profile shower tray with glazed fixed screen and mermaid boarding plus mains fed rainfall shower and handheld spray hose. Vanity wash basin with waterfall mixer tap and cupboards below plus a concealed cistern toilet to the side. Tiling to the sink area for splashbacks plus a chrome towel radiator, extractor fan, spotlights to the ceiling and a uPVC double glazed obscured window to the front aspect.

### BEDROOM TWO

A double bedroom with coved ceiling, a central heating radiator and a uPVC double glazed window to the front aspect.

### BEDROOM THREE

A double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

### FAMILY BATHROOM

A large four piece bathroom including a panel sided bath with mixer shower attachment and a separate shower enclosure with fixed glazed screen and mains fed rainfall shower with spray hose. Mermaid boarding to the shower area plus tiling to the walls in other areas for

splashbacks. Pedestal wash basin with mixer tap and a dual flush toilet plus coved ceiling, spotlights, extractor fan and a uPVC double glazed obscured window to the rear elevation. A cupboard houses the Baxi combination boiler.

## **SECOND FLOOR LANDING**

With a central heating radiator, a UPVC double glazed window to the rear aspect, coved ceiling and a large walk-in storage cupboard.

## **BEDROOM FOUR**

A double bedroom with a central heating radiator, access hatch to the eaves and a uPVC double glazed dormer window to the front aspect.

## **BEDROOM FIVE**

A double bedroom with a central heating radiator and a uPVC double glazed dormer window to the front aspect.

## **GARAGE/STUDIO**

The double garage/studio has been partitioned to now provide useful storage at the front, with a door leading into a converted studio space at the rear. Ideal for home working, providing power, light, fully plumbed and insulated with vinyl flooring. Having a uPVC double glazed French door at the side for access and uPVC double glazed French doors leading onto the rear gardens.

## **DRIVEWAY PARKING**

Driveway parking for 2 sits to the front of the brick built detached garage whilst gated access at the side leads to further off-street parking ideal for potential caravan hardstanding.

## **GARDENS**

The property occupies a prominent plot, being set back from the road with an enclosed and lawned frontage then side access to the rear garden which has been designed with low-maintenance in mind including an artificial lawn and blue slate chip borders.

## **COUNCIL TAX**

The property is registered as council tax band E.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

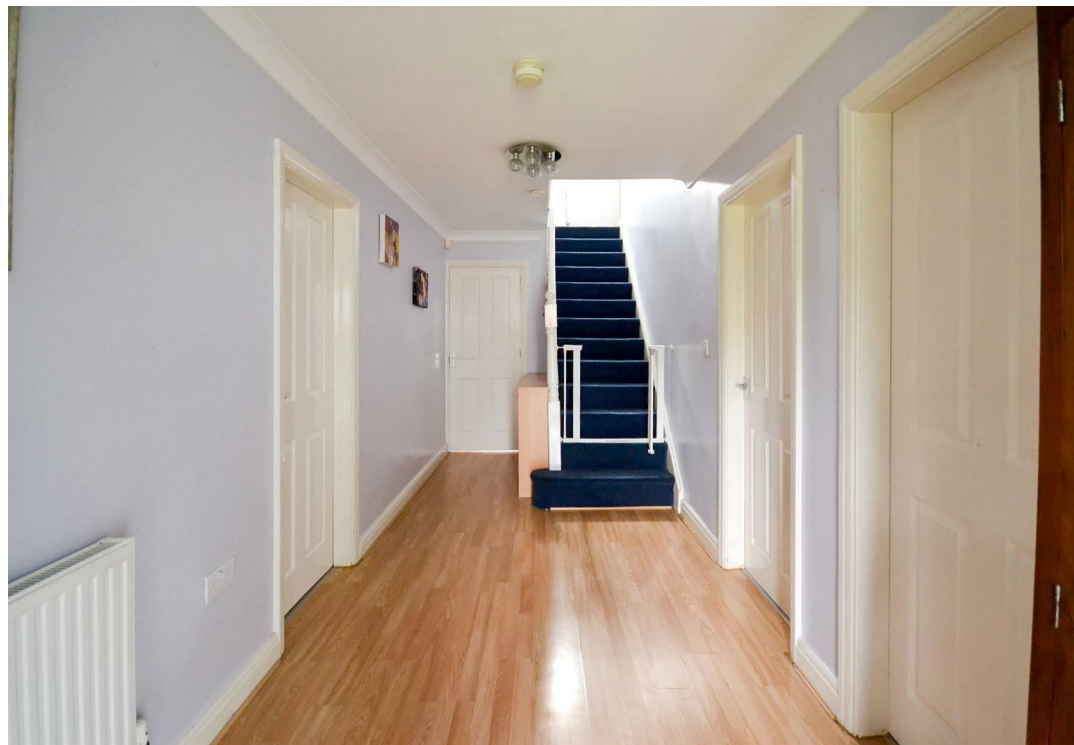
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

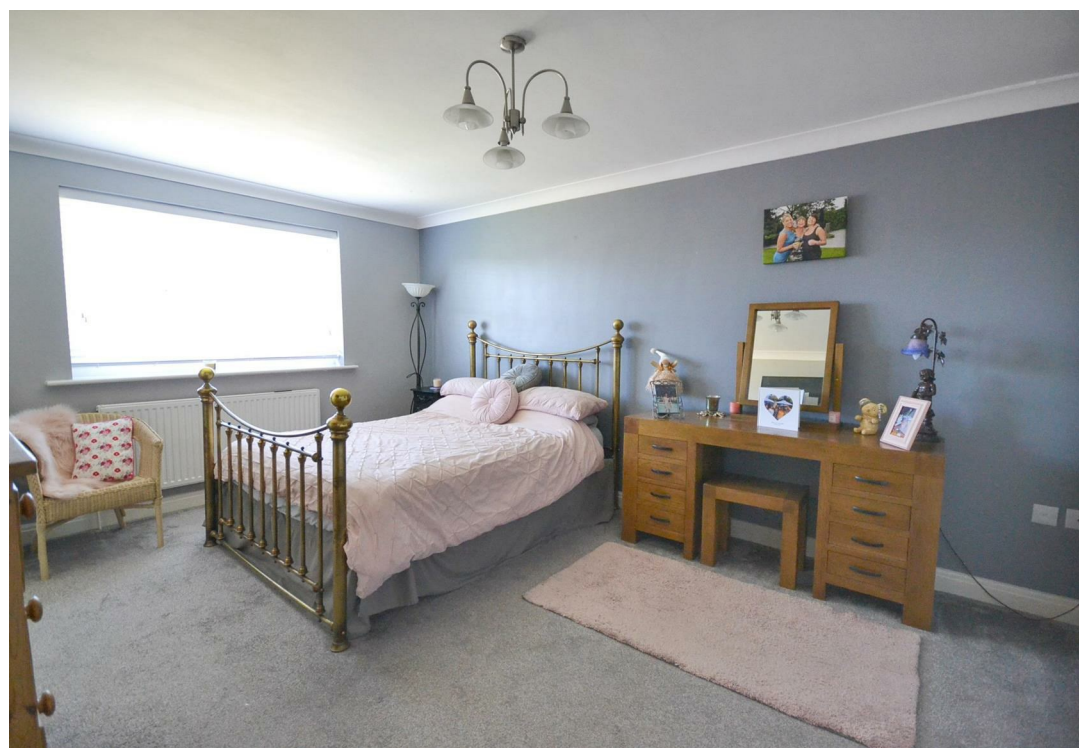
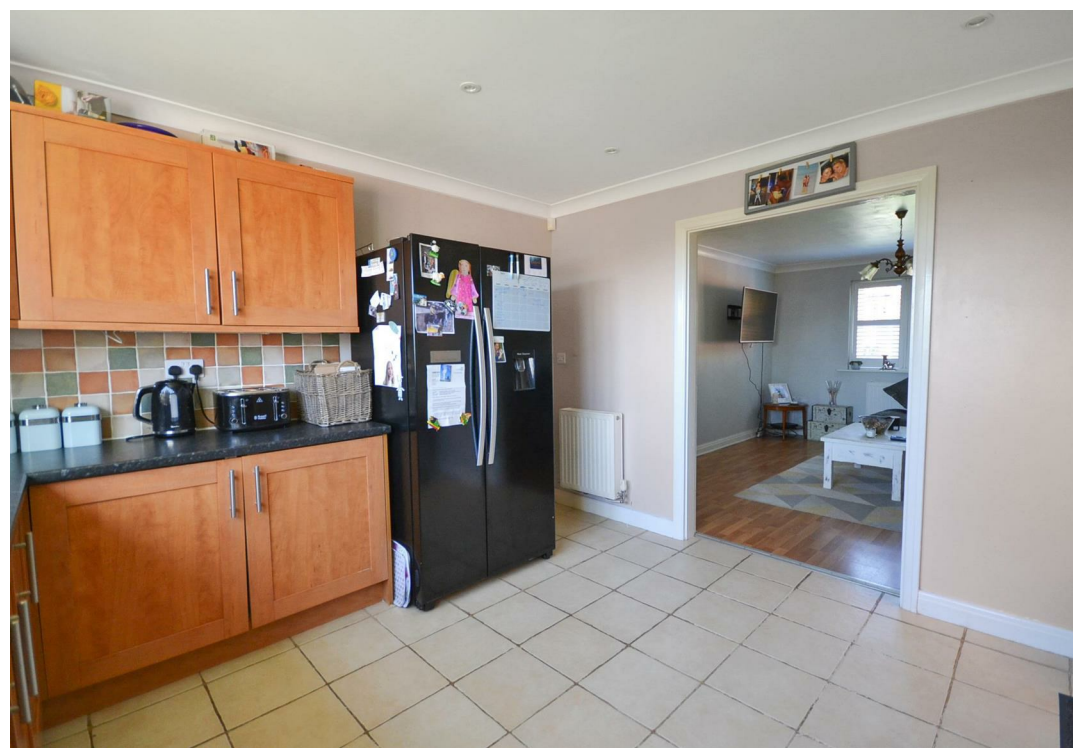


















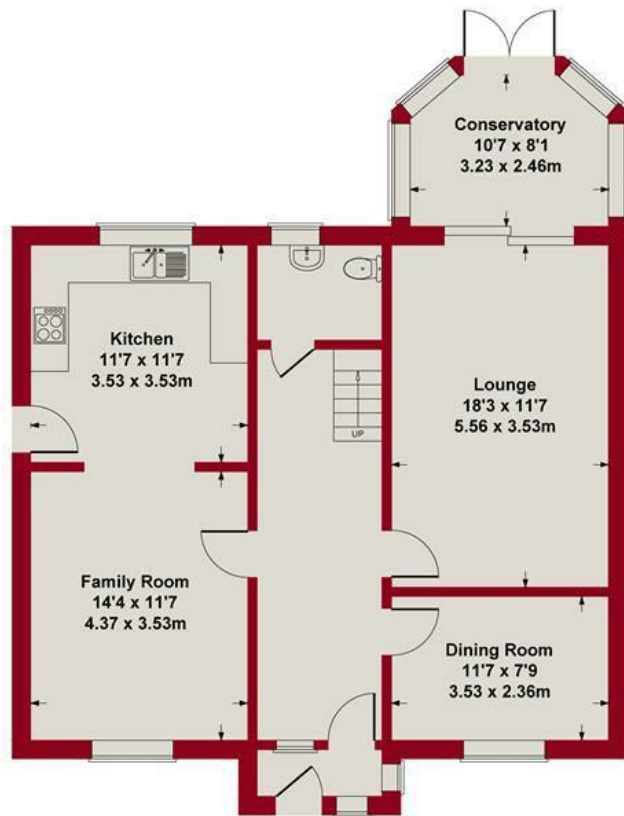




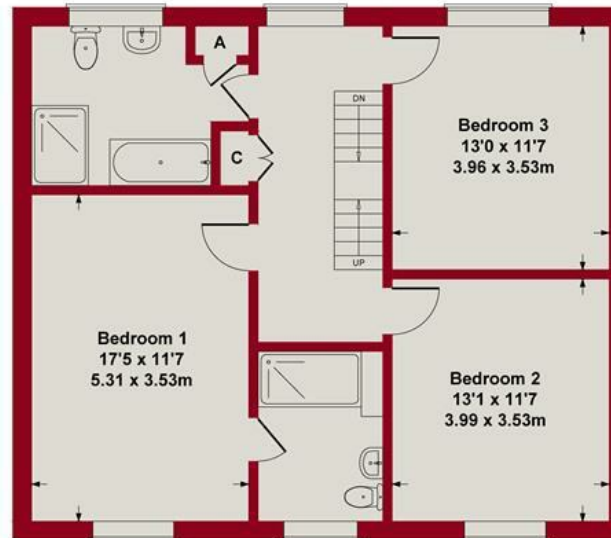




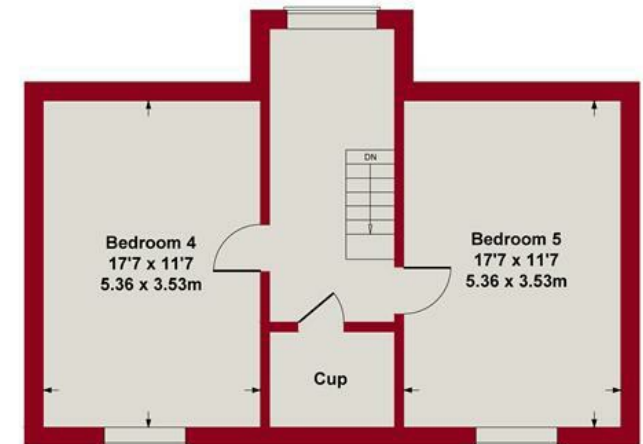
**Approximate Gross Internal Area  
2,301 sq ft - 214 sq m (Excluding garage/Outbuilding)**



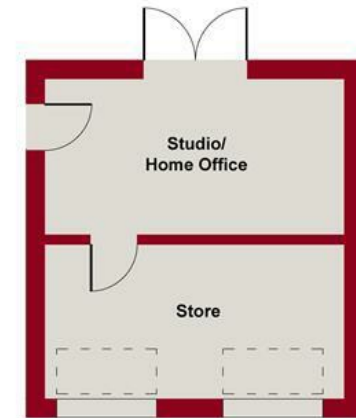
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**CONVERTED DOUBLE GARAGE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
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



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Thinking of selling? For a FREE no obligation quotation call 01636 816200



**RICS**



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