



24 Pepper Road, Calverton, NG14 6LH
£196,000



Marriotts



24 Pepper Road Calverton, NG14 6LH

- Three bedrooms
- Garden room/home office
- Downstairs bathroom
- Large end plot
- Modern fitted kitchen
- Popular village location

GUIDE PRICE £200,000 - £210,000!! - A well-presented modernised three-bedroomed semi-detached house close to the village centre, on a large end plot with parking for several cars and a large garden room/home office. **GREAT FIRST TIME BUY!!**



£196,000



Overview

Pepper Road is located just off Flatts Lane, which itself has a small parade of shops. Additionally, the property is just a stone's throw away from the village centre and precinct which includes a Sainsbury's Local for all of your essentials.

The property itself has been modernised by the current owners and stands on a large end plot with a spacious garden room that can easily double up as a home office or workshop, providing you with a versatile space to work or unwind. The additional brick built outbuilding/store room adds to the practicality of this property, giving you ample storage space for your belongings. One of the standout features of this home is the ample parking space available at the front for several vehicles, ensuring that parking will never be a hassle for you or your guests

Externally insulated and re-roofed around a decade ago, this house has been well-maintained to provide you with a worry-free living experience. The recent installation of a combination boiler in March 2023, complete with the remainder of a 10-year warranty, ensures that you'll stay warm and cosy throughout the year without any concerns.

In conclusion, this family home on Pepper Road presents a wonderful opportunity to own a comfortable and well-equipped home in a desirable location. Don't miss out on the chance to make this house your own!

Entrance Hall

With a composite side entrance door, radiator, stairs to the first-floor landing, tiled floor continuing through to the kitchen and doors to the bathroom and lounge.

Lounge

With three UPVC double-glazed front windows, radiator and an under-stair cupboard.

Breakfast Kitchen

With high gloss grey doors, solid wooden worktops, twin Belfast sinks and tiled splashback. Matching breakfast bar with cupboards beneath, black range cooker with gas hob and electric ovens, brushed steel glass extractor canopy over, two UPVC double-glazed rear windows, space and plumbing for a washing machine, cupboard housing the Baxi combination gas boiler with the remainder of a 10-year warranty from March 2023 and a useful large built-in walk-in pantry.

Bathroom

Consisting of a bath with full height tiling and electric shower, pedestal washbasin, radiator and UPVC double glazed side window.

First Floor Landing

Loft access, radiator, UPVC double-glazed side window and separate toilet with washbasin, radiator and UPVC double-glazed side window.

Bedroom 1

Built-in wardrobes to one wall with sliding mirrored doors, vertical radiator and UPVC double glazed rear window.

Bedroom 2

UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Outside

To the front, there is graveled off-street parking for several vehicles along with a side lawn providing further potential parking. The side gate/door leads to the side of the property where there is a large concrete area currently with a hot tub, extending to the rear of the property where there are LED floodlights, outside tap, timber framed outside bar and a useful brick outbuilding. Gate and fencing lead to an artificial grassed garden with a garden shed and enclosed with a fenced perimeter. Located to the side is a large garden room/potential home office which has light and power, a skylight window and internal store room with a UPVC double-glazed side window.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Non-standard

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent







MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

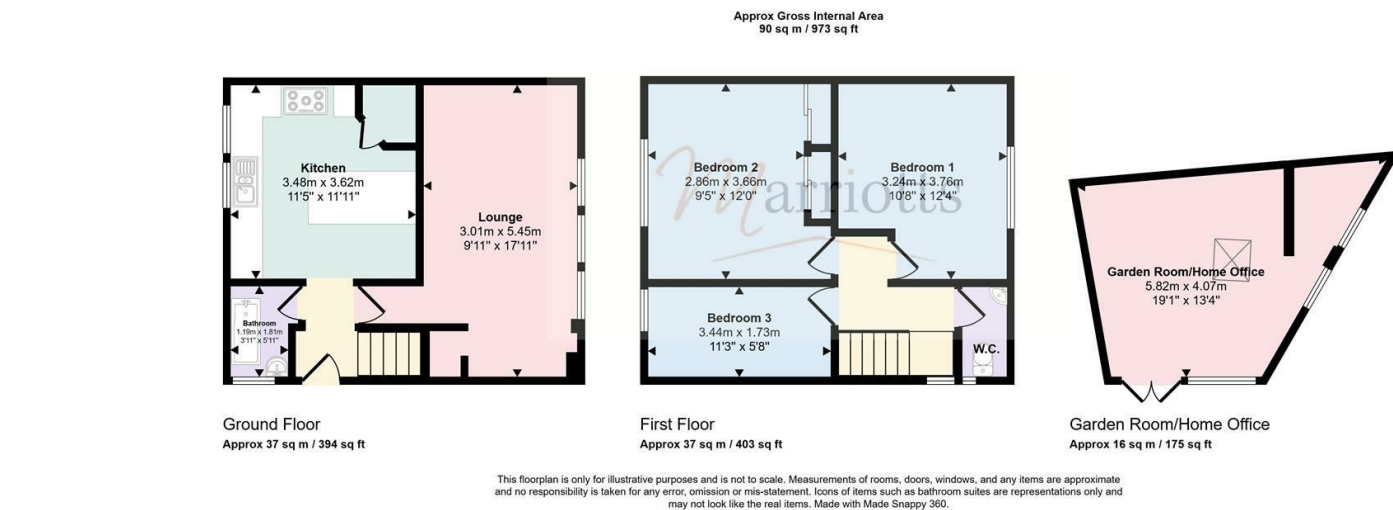
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level side access







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		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).