



8 Orchard Drive, Calverton, NG14 6GP

£255,000



Marriotts



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- Two double bedrooms
- Recently refitted kitchen
- Detached garage with brand new roof
- Modern fully tiled bathroom
- Living room with coal effect electric fire
- NO UPWARD CHAIN

A very well-presented and modernised detached bungalow in a highly regarded location, with two double bedrooms, modern kitchen and bathroom, living room with electric fire and a detached garage with a brand new roof! For sale with NO UPWARD CHAIN!!

£255,000



Entrance Hall

With UPVC double-glazed side entrance door, loft access, radiator and airing cupboard housing the hot water cylinder.

Living Room

UPVC double-glazed front window, UPVC double-glazed high-level side window, radiator and coal effect electric fire.

Kitchen

A range of wall and base units with doors in a gloss grey with contrasting wood effect worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Electric cooker point, plumbing for a washing machine, storage recess/alcove, UPVC double-glazed front window and concealed Glowworm gas boiler.

Bedroom 1

UPVC double-glazed rear window and radiator.



Bedroom 2

UPVC double-glazed rear window and radiator,

Bathroom

With fully tiled walls, the suite consists of a bath with a glass screen, electric shower and second shower attachment. Dual flush toilet and wash basin with vanity base cupboards, chrome ladder towel rail and UPVC double-glazed side window.

Outside

The front garden is majority paved and enclosed with fencing, with double wrought iron gates leading onto the extensive driveway. The driveway leads to the side of the property where there is an outside tap and in turn leading to the detached rear concrete sectional garage with power, side door and brand new roof fitted in April 2025. The garden is lawned and has raised borders with a selection of plants and shrubs enclosed with a fenced perimeter, overlooking a local allotment.

Material Information

TENURE: Freehold

COUNCIL TAX: GBC - Band C

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

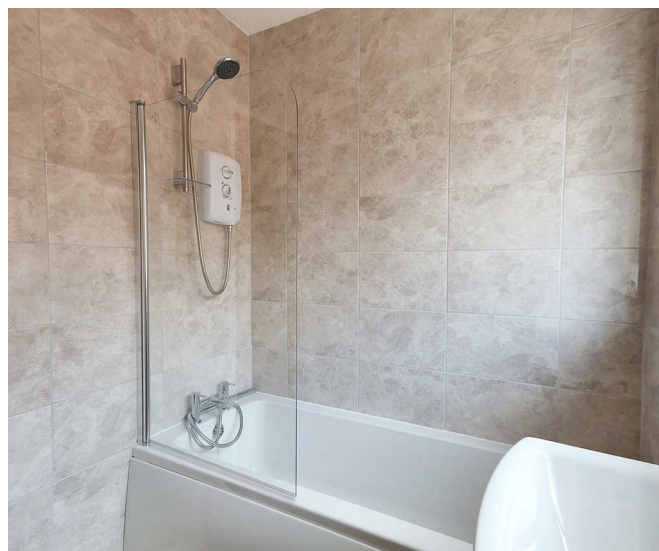
WATER METER: no

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

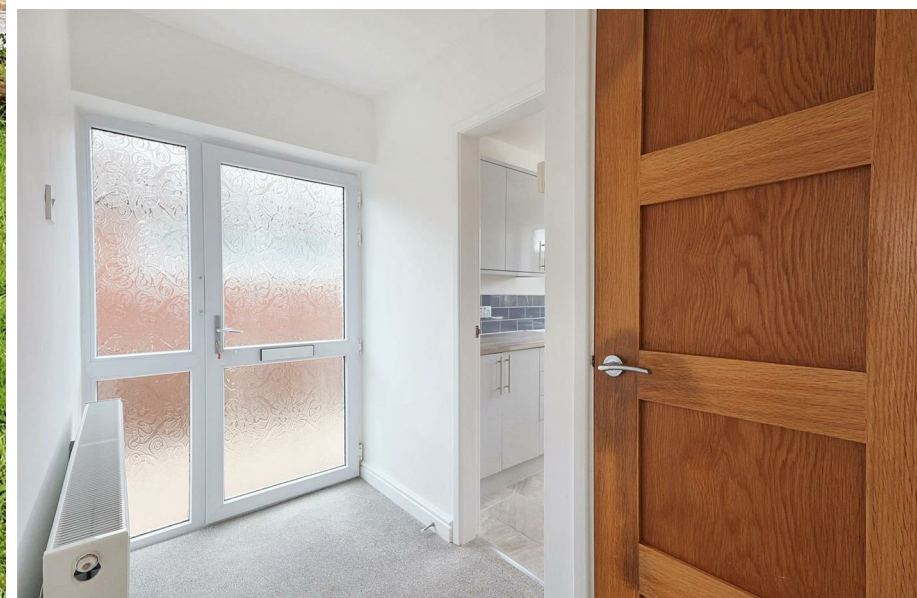
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

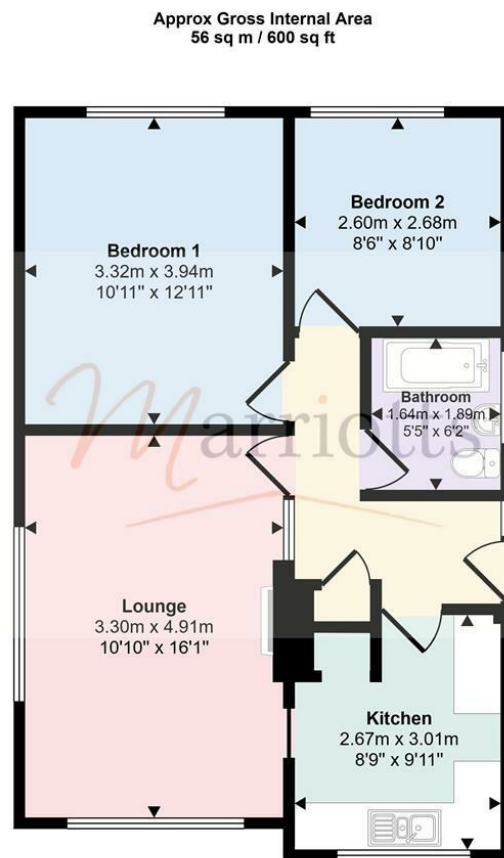
ACCESS AND SAFETY INFORMATION: level access





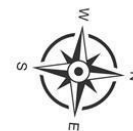






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(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).

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