



12 Maple Close, Calverton, NG14 6QG  
£210,000



Marriotts







# 12 Maple Close Calverton, NG14 6QG

- Mid townhouse
- Two bedrooms
- Kitchen and lounge diner
- Cul-de-sac location
- Hall with downstairs toilet
- Parking for two cars

**FANTASTIC FIRST TIME BUY!!** A very well presented and maintained mid townhouse in a cul-de-sac location, with two bedrooms, downstairs toilet, parking for two cars and an enclosed rear garden!

**£210,000**



## Overview

Nestled in the charming village of Calverton, this delightful mid-town house on Maple Close offers a perfect blend of modern living and convenience. Built in 2017, the property is part of a sought-after modern development, making it a great choice for those seeking a contemporary home in a tranquil setting.

Upon entering, you are welcomed by a spacious hallway that leads to a convenient downstairs toilet. The heart of the home is the stylish kitchen, in a cream gloss finish and equipped with integrated appliances, including a dishwasher, ensuring both functionality and elegance. The rear lounge diner is a bright and inviting space, featuring double doors that open out to a west-facing garden, perfect for enjoying the afternoon sun and entertaining guests.

For those with vehicles, the property includes parking for two cars, a valuable asset in this desirable area. Additionally, residents benefit from a local regular bus service that connects to the village centre and the bustling Arnold town centre, enhancing accessibility to a range of amenities.

This home is not just a property; it is a lifestyle choice, combining modern comforts with the charm of village living. Whether you are a first-time buyer, a small family, or looking to downsize, this lovely house on Maple Close is sure to impress. Don't miss the opportunity to make it your own.

## Entrance Hall

With double glazed composite front entrance door, radiator, stairs to the first floor landing and slate tile effect flooring continuing through to both the kitchen and downstairs toilet.





## Downstairs Toilet

Corner pedestal wash basin with tiled splashback and dual flush toilet, radiator, extractor fan and UPVC double glazed front window.

## Kitchen

A range of units with doors in a cream gloss, with soft-close doors and drawers and wood effect worktops, tiled splashbacks, concealed work surface lighting and an inset one and a half bowl stainless steel sink unit and drainer. Integrated brushed steel trim electric double oven, four gas hob with brushed steel splashback and extracted canopy, along with an integrated dishwasher. Radiator, LED downlights and UPVC double-glazed front window.

## Living Room

Under-stair cupboard, two radiators, and UPVC double glazed window and double doors leading out to the patio.

## First Floor Landing

With loft access, radiator, cupboard housing the Ideal Logic combination gas boiler and ladder into a boarded roof space.

## Bedroom 1

Large built-in four-door wardrobe with double-depth hanging rails, UPVC double-glazed front window and radiator.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bathroom

Consisting of a bath with full height tiling, glass screen and a chrome mains shower. Pedestal wash basin with matching tile splashback and dual flush toilet. Vanity light with electric shaving point, slate tile effect floor covering, LED downlights, extractor fan, radiator and UPVC double glazed rear window.

## Outside

To the front of the property is a driveway that provides parking for two cars. To the rear is a full-width paved patio with external power points. Lawn with pathway leading to a gravelled area with garden shed and enclosed with a fenced perimeter. Rear gate leads to an enclosed paved bin store with a secondary gate leading out onto the road and pavement.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: landing

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent











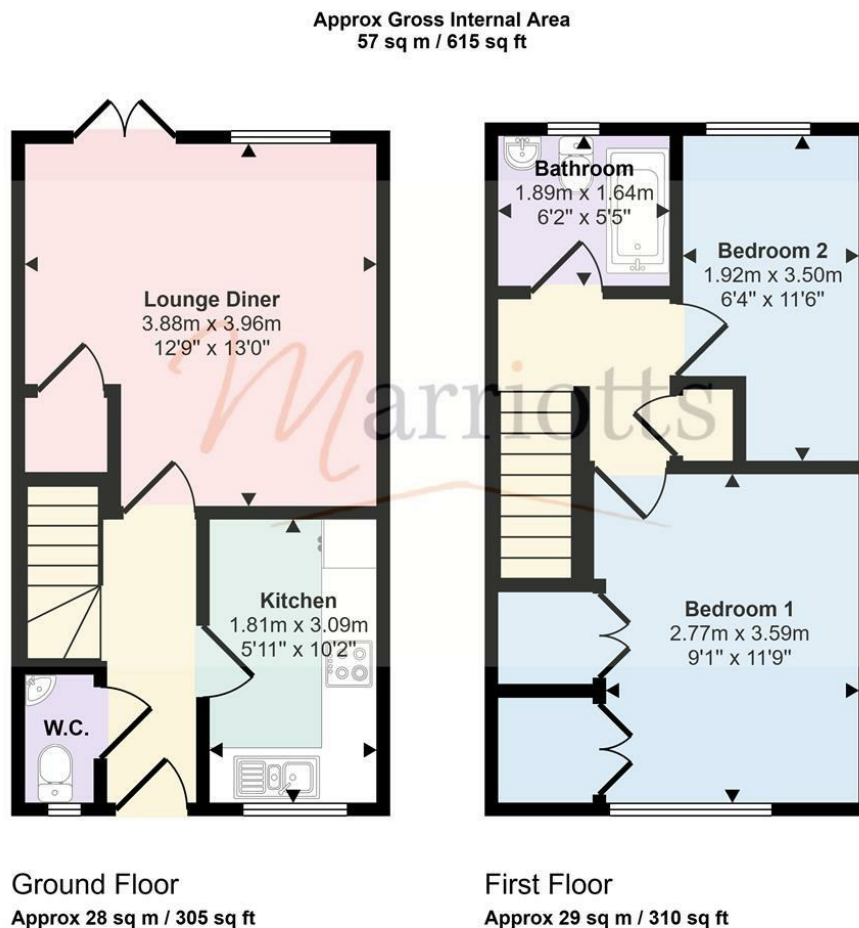
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access











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) <b>A</b>                          |           | <b>94</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>79</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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.

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