2 Marshall Close, Calverton, NG14 6RE

Asking Price £325,000

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Marriotts

# 2 Marshall Close
# Calverton, NG14 6RE

- Three bedrooms
- NO UPWARD CHAIN
- Modern extended breakfast kitchen
- Bathroom & en suite
- Large open plan lounge diner
- Private cul de sac

A lovely detached bungalow tucked away on a private driveway of just five similar properties. Three bedrooms, bathroom and en-suite, large L shaped lounge diner and an extended Wren breakfast kitchen. Private enclosed rear garden with viewing strongly advised!

## Asking Price £325,000

### Overview

Nestled in the tranquil setting of Marshall Close, Calverton, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2004, this property is part of an exclusive development of just five bungalows, ensuring a peaceful and private atmosphere.

Spanning an impressive 1,096 square feet, the bungalow features three bedrooms, two bathrooms and a spacious L-shaped lounge diner, with double doors leading out to the low-maintenance and virtually south-facing garden, a stunning Wren kitchen, which was thoughtfully fitted in 2018. This kitchen has been cleverly extended by incorporating the rear part of the garage, creating a generous breakfast kitchen that is perfect for entertaining. The front part of the garage remains intact, providing valuable storage space.

The bungalow boasts three well-proportioned bedrooms, with the main bedroom featuring modern fitted furniture and a convenient en-suite shower room. There is also the main family bathroom, ensuring ample facilities for family and guests alike.

Recent upgrades include brand new windows and external doors, as well as a Worcester Bosch combination boiler, all installed in 2022, enhancing the property's energy efficiency and comfort.

Outside, the property offers parking for two vehicles, adding to the convenience of this charming residence. With its modern amenities and private location, this bungalow is an ideal choice for those seeking a peaceful yet contemporary lifestyle in this popular village. Don't miss the opportunity to make this lovely home your own.

### Entrance Hall

With double glazed composite side entrance door, radiator, store cupboard and engineered wood flooring continuing through to the lounge diner. Loft access with ladder into the roof space.

## Lounge Diner

The main living area has a feature stone style fireplace with polished black marble hearth, brushed steel trim and electric pebble effect fire. Radiator and large UPVC double-glazed double doors leading out to the rear garden. The dining area also has a radiator and a door through to the breakfast kitchen

## Breakfast Kitchen

A fitted Wren kitchen consisting of a wide range of cream wall and base units, contrasting wood effect worktops, concealed work surface lighting and inset composite one-and-a-half bowl sink unit and drainer with feature retractable mixer tap. Tiled splashbacks, breakfast bar with radiator, integrated Neff electric oven with 'slide and hide' door, separate Zanussi four-ring halogen hob with feature-patterned tiled splashback and brushed steel extracted canopy. Integrated dishwasher, housing for washing machine and tumble dryer, concealed WorcesterBosch combination gas boiler installed in 2022, tile effect floor covering and UPVC double-glazed windows and door to the rear.

## Bedroom 1

Also with engineered wooden flooring and a range of modern built-in bedroom furniture, consisting of large three-door sliding wardrobes, fitted matching dressing table with overhead storage and vanity light and matching bed surrounded with bedside cabinets. UPVC double-glazed front window, radiator and door to the en-suite.

## En-suite

Consisting of a large, fully tiled cubicle with chrome main shower, dual flush toilet and wash basin with a vanity base cupboard and tiled splashback. Tiled floor, radiator, extractor fan and UPVC double-glazed side window.

## Bedroom 2

With a built-in two-door sliding mirror door wardrobe, UPVC double-glazed front window and radiator.

## Bedroom 3

With wood effect laminate flooring, radiator and UPVC double-glazed side window.

## Bathroom

Consisting of a bath with a full height tiled surround, electric shower and a separate shower attachment. Pedestal wash basin, dual flush toilet, chrome ladder towel rail, extractor fan and UPVC double-glazed side window.

## Outside

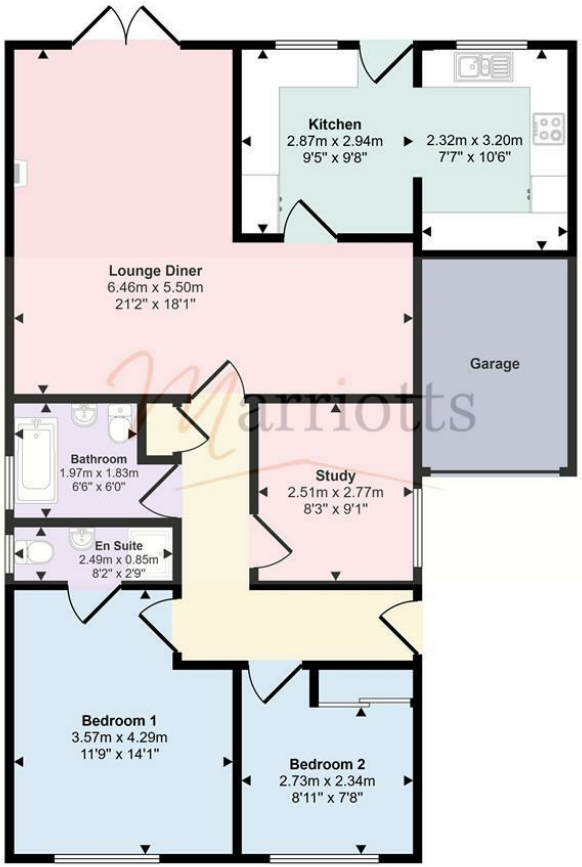
The front garden is gravelled with a block paved driveway leading to the carport and garage with up and over door. Side path with gated access leads to the rear. The garage is for storage only, and houses the RCD board, replaced in 2020, with light and power. The rear has been hard landscaped for low maintenance, with large granite style paved patio/seating area, a gravelled garden with a feature circular patio with several raised timber-edged flower beds containing a variety of mature shrubs and plants. There's also security lighting and an outside tap, and is virtually south-facing.

## Material Information

TENURE: Freehold
COUNCIL TAX: Gedling borough - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - private shared road
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
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: 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 front and rear
OTHER INFORMATION: some images have been AI enhanced

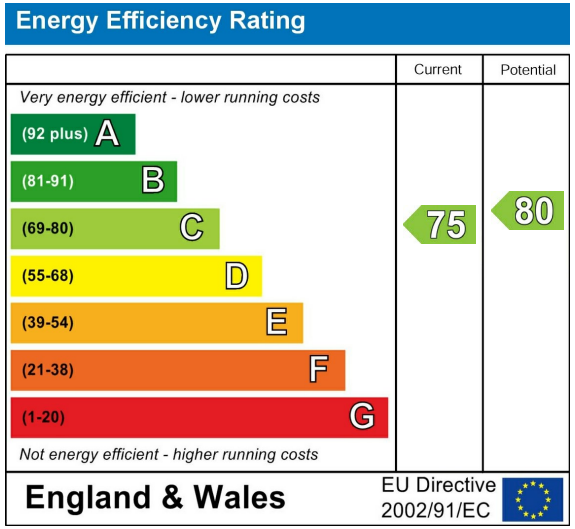
MOSS & ADAMS

Approx Gross Internal Area
100 sq m / 1074 sq ft




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.



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

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