

# Emma Terry Homes

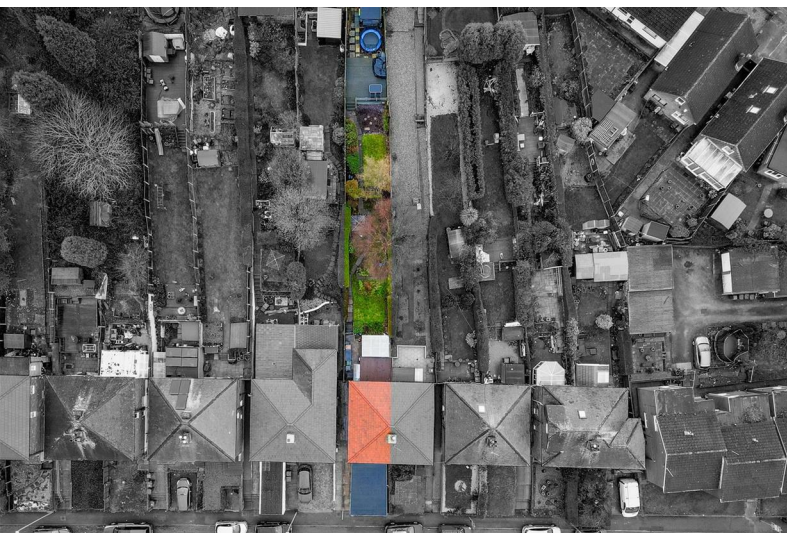
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56 Calverton Road

Arnold, Nottingham, NG5 8FR

Guide price £200,000 - £210,000



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This beautifully presented two-bedroom home on Calverton Road combines comfort and style, offering a bright living room, downstairs WC, and a kitchen/diner with direct access to the rear garden. Upstairs, there are two spacious bedrooms and a family bathroom.

The rear garden is impressively long, mainly laid to lawn, with a decked area at the far end and a patio adjacent to the house, perfect for entertaining. Steps at the front lead to the entrance, and the property also benefits from garage access.

The location provides an excellent range of local amenities. Arnold town centre is just a short distance away, offering independent shops, supermarkets, cafés, and restaurants, while nearby parks and leisure facilities provide opportunities for recreation. Well-connected bus links offer easy access to Nottingham City Centre, and a selection of reputable schools adds to the appeal for families and professionals alike.



## ENTRANCE HALL

Entrance door to property, door through to living room and stairs to first floor.

## LIVING ROOM

10'9" x 15'11" (3.28 x 4.86)

A central heating radiator, UPVC double glazed window to front and door through to dining room.

## DINING ROOM

7'11" x 10'11" (2.42 x 3.34)

A central heating radiator and door through to utility.

## KITCHEN

9'10" x 8'2" (3.02 x 2.49)

A range of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built in oven, ceramic hob and extractor fan, integrated dishwasher, fridge and freezer, a central heating radiator, UPVC double glazed window to rear and side entrance door.

## UTILITY ROOM

Built-in storage, space for washer and dryer, UPVC double glazed obscure window to side and door through to WC.

## WC

Low level flush WC, wash hand basin in vanity unit and UPVC double glazed obscure window to rear.

## LANDING

Door through to bedroom 1, 2 and bathroom.

## BEDROOM 1

10'11" x 11'8" (3.35 x 3.60)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to front.

## BEDROOM 2

7'7" x 14'11" (2.33 x 4.57)

A central heating radiator and UPVC double glazed window to rear.

## BATHROOM

Low level flush WC, wash hand basin with mixer tap in vanity unit, bath with shower over, a central heating radiator and UPVC double glazed obscure window to rear.

## OUTSIDE

The property enjoys a generous rear garden which is mainly laid to lawn with a decked seating area to the far end and a patio space directly outside the house. There is gated access to the front. To the front of the property there are steps leading up to the entrance and access to the garage.

## GARAGE/WORKSHOP

12'9" x 19'4" (3.90 x 5.90)









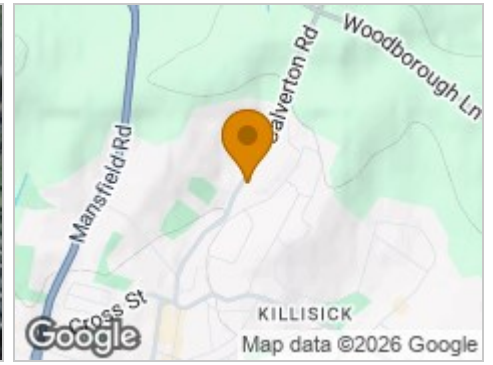
## Road Map



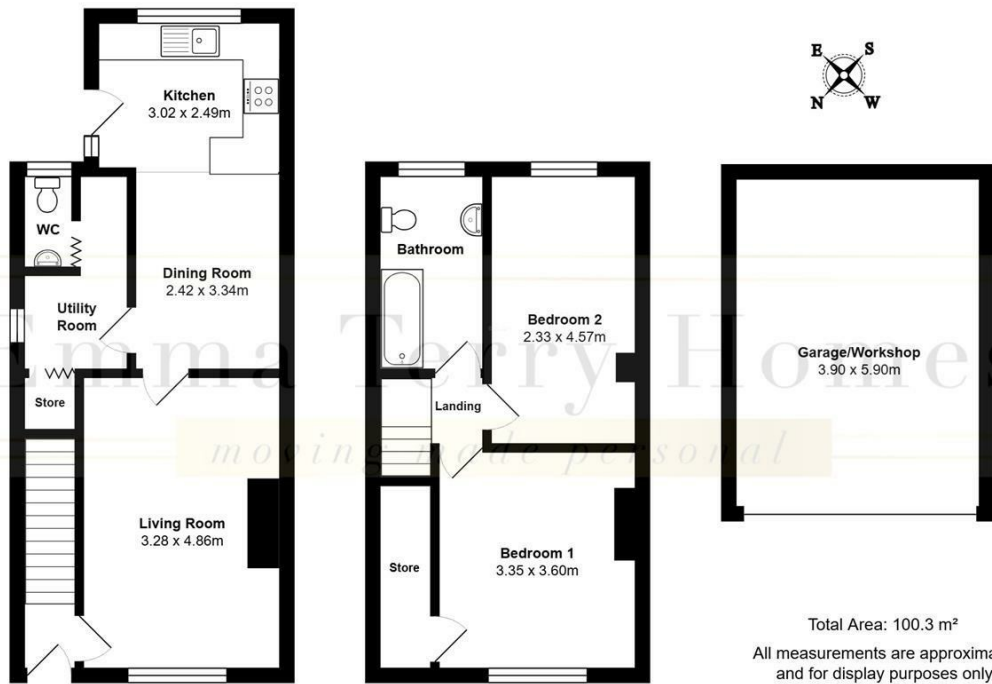
## Hybrid Map



## Terrain Map



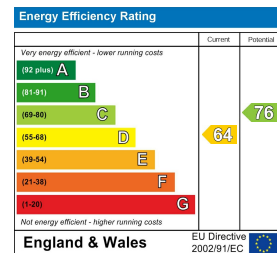
### 56, Calverton Road, Arnold, NG5 8FR



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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