Robert Ellis

look no further. . .







Bartley Gardens
Calverton, Nottingham NG14 6RG

A THREE BEDROOM, SEMI DETACHED FAMILY HOME SITUATED IN CALVERTON, NOTTINGHAM.

Guide Price £245,000 Freehold



Robert Ellis Estate Agents are delighted to offer to the market this well-presented three-bedroom home, situated within the popular village of Calverton. Offering spacious accommodation, a good-sized kitchen, off-road parking and a garage, this would make a fantastic home for families and first-time buyers alike.

The accommodation begins with an entrance hallway with useful storage and a ground floor WC. A real feature of the home is the generous kitchen, offering an excellent range of fitted units, plenty of worktop space, room for appliances and windows to both the front and rear. The separate lounge provides a comfortable space to relax, with French doors opening directly onto the rear garden.

Upstairs are three well-proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes and its own en-suite shower room. The second bedroom also benefits from a large airing cupboard. A family bathroom completes the first-floor accommodation.

Outside, there is a driveway providing off-road parking and access to the garage. To the rear is an enclosed garden, mainly laid to lawn with a patio area, providing a great space for children, relaxing or entertaining.

Located within the popular village of Calverton, the property is ideally placed for local shops, schools and bus links, making everyday life convenient while still enjoying a village setting. A brilliant opportunity for buyers looking for a spacious home in a sought-after location.





Entrance Hallway
UPVC entrance door to the front elevation, tiled flooring, staircase leading to the first floor landing, wall mounted radiator, storage cupboard, doors leading off to:

Kitchen
15'19 x 12'08 approx (4.57m x 3.86m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, oven with four ring electric hob over and extractor hood above, space and point for fridge freezer, tiled splashbacks, tiled flooring, UPVC double glazed windows to the front and rear elevations, wall mounted radiator. Boiler situated in the kitchen is under 1 years old.

WC
7'78 x 2'95 approx (2.13m x 0.61m approx)
UPVC double glazed window to the rear elevation, WC, tiled splashbacks, handwash basin, wall mounted radiator.

Lounge
15'65 x 9'72 approx (4.57m x 2.74m approx)
UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to the front elevation, wall mounted radiators, carpeted flooring.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
8'84 x 11'42 approx (2.44m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, carpeted flooring, door leading through to the en-suite.

En-Suite
Vinyl flooring, vanity wash hand basin, WC, tiled splashbacks, shaver point, UPVC double glazed window to the rear elevation, heated towel rail, shower enclosure with mains fed shower.

Bedroom Two
13'60 x 7'17 approx (3.96m x 2.13m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
11'62 x 7'07 approx (3.35m x 2.31m approx)
UPVC double glazed window to the front elevation, built-in storage, carpeted flooring, wall mounted radiator & airing cupboard.

Bathroom
UPVC double glazed window to the rear elevation, vinyl flooring, tiled splashbacks, wall mounted radiator, handwash basin, WC, panelled bath.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking and access to the garage.

Garage
8'7" x 18'7" approx (2.63 x 5.68 approx)

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, patio area, fenced and hedged boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



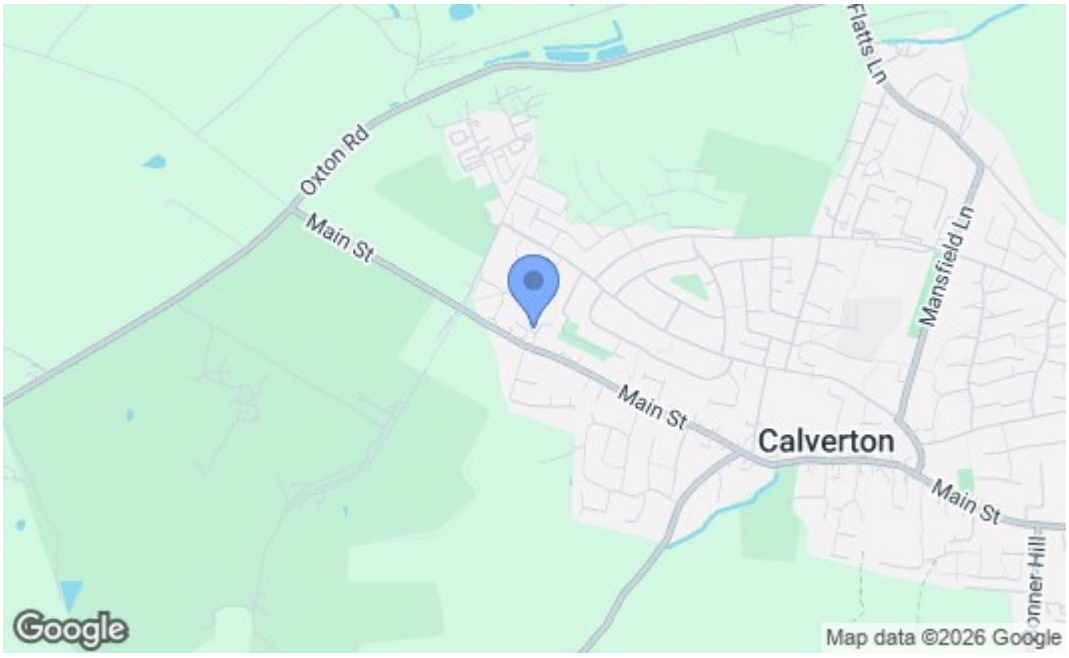


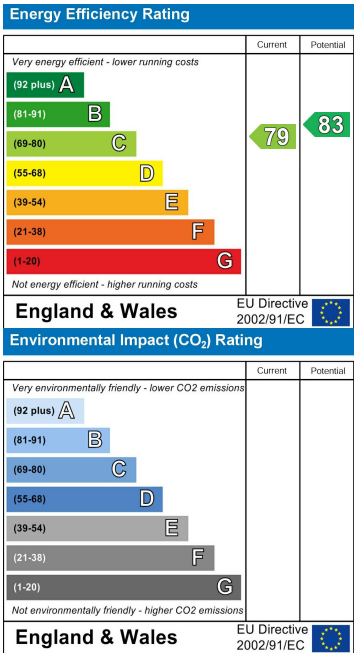












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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