



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. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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).

This charming detached bungalow offers a perfect blend of tranquility and convenience. Built in 1971, this individually constructed home has been cherished by a single owner, ensuring a sense of care and character throughout.

The property boasts three double sized bedrooms, with the generous master bedroom featuring fitted wardrobes. The spacious lounge is bathed in natural light, creating a warm and inviting atmosphere for relaxation. The fitted kitchen diner is a delightful space, seamlessly leading into a substantial conservatory that overlooks the beautifully maintained garden. The bungalow is set on a substantial plot, complete with a gated driveway that offers off-street parking and leads to a 20ft garage, providing additional storage or workshop space. The open veranda at the side entrance adds to the charm of the property, welcoming you into a home that is both practical and inviting.

Located on the edge of the village, yet within easy reach of Calverton's local amenities and public transport connections, this bungalow is ideal for those seeking a peaceful retreat without sacrificing accessibility. This property is a rare find, combining spacious living with a serene setting, making it a perfect choice for families or those looking to downsize. Don't miss the opportunity to make this delightful bungalow your new home.

Entrance

Recently refitted, the UPVC door leads into the hallway which gives access to all rooms. There is also loft access, wall mounted thermostat controls and radiator.

Lounge

The lounge is carpeted with two UPVC windows to the front and side, radiator and a gas fire.

Shower room

Fitted with a walk in double shower cubicle with glass screen and electric shower, toilet and wash hand basin. Fully tiled room with vinyl flooring, UPVC window to the side, radiator and a storage cupboard also housing the central heating boiler.

Bedroom 3

UPVC window to the side, carpet and radiator.

Bedroom 2

UPVC window to the side, carpet, radiator and fitted mirrored wardrobes.

Bedroom 1

The master bedroom has fitted wardrobes and bedroom furniture suite, radiator, carpet and the UPVC window looks into the conservatory.

Kitchen diner

Fitted with a range of wall and floor cabinets, worktop, tiled splash back, double bowl stainless steel sink & mixer tap, electric hob, double ovens and space for a fridge freezer. There is a radiator, UPVC window to the side, 'mosaic parquet' style vinyl floor tiles with central fitted rug and UPVC patio doors into the conservatory.

Conservatory

The conservatory has a tiled floor, radiator, two ceiling fans and recently refitted French doors into the garden.

Outside

The substantial rear garden wraps around both sides of the property and is fully enclosed. There is a large lawn, several bedding areas with mature plants and shrubs, three sheds and a green house. There are also vegetables patches along a side pathway leading to the garage.

To the front the bungalow is fully enclosed with a gated entrance driveway, which provides parking for multiple vehicles and leads to the garage. Front lawn and borders.

Material Information

TENURE: Freehold
 COUNCIL TAX: Gedling Borough - Band D
 PROPERTY CONSTRUCTION: Cavity brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
 FLOOD RISK: Low to medium
 ASBESTOS PRESENT: Not known
 ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: Shower room
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: EDF
 MAINS ELECTRICITY PROVIDER: EDF
 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 to the front and rear

