

JOHNSONS & PARTNERS

Estate and Letting Agency



80 JAMES DRIVE, CALVERTON

NOTTINGHAM, NG14 6RJ

GUIDE PRICE £440,000



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For Sale with NO CHAIN - An Exceptional Six Bedroom Family Home Finished to an Outstanding Standard.

****Guide Price £440,000 - £450,000****

Occupying an enviable position within one of Calverton's most sought-after residential developments, this beautifully presented six-bedroom detached family home offers an impressive level of space, style and versatility across three thoughtfully designed floors.

Finished to an exceptional standard throughout, the property has been comprehensively upgraded to create a home that perfectly balances contemporary living with practical family life. From the moment you step inside, the quality of finish is immediately apparent, with elegant interiors, generous proportions and carefully considered design features found throughout.

The ground floor provides an inviting entrance hall, a convenient cloakroom/WC, two versatile reception rooms and a stunning modern breakfast kitchen designed as the heart of the home. The spacious living room flows seamlessly into a bright conservatory overlooking the rear garden, while the separate dining room offers an ideal setting for both formal entertaining and everyday family meals.

To the first floor are four well-proportioned bedrooms, including a generous guest suite with its own en-suite shower room, all complemented by a beautifully appointed family bathroom. The second floor has been dedicated to a luxurious principal suite, complete with a walk-in dressing room and stylish en-suite bathroom, alongside a further spacious double bedroom, making it ideal for growing families or those seeking flexible accommodation.

Externally, the property continues to impress. A substantial driveway provides ample off-road parking and leads to a detached double garage, while the enclosed south-west facing rear garden enjoys an excellent degree of privacy, offering the perfect space for outdoor dining, entertaining and family enjoyment throughout the warmer months.

Viewings are highly advised.

Situated within easy reach of excellent local schools, everyday amenities, leisure facilities and transport links into Nottingham, whilst also benefiting from nearby countryside walks, this is a superb opportunity to acquire a truly move-in-ready family home in a highly desirable location.

Viewing is strongly recommended to fully appreciate the size, quality and lifestyle this exceptional home has to offer.

Entrance Hallway

Kitchen

150" x 104" (4.58 x 3.16)

Dining Room

130" x 98" (3.98 x 2.95)

Living Room

150" x 150" (4.59 x 4.58)

Conservatory

124" x 124" (3.76 x 3.76)

WC

First Floor Landing

Bedroom Two

130" x 122" (3.98 x 3.73)

En-Suite

Bedroom Four

130" x 74" (3.98 x 2.24)

Bedroom Five

108" x 75" (3.26 x 2.27)

Bedroom Six

88" x 73" (2.65 x 2.21)

Bathroom

511" x 55" (1.82 x 1.66)

Second Floor Landing

Bedroom One

131" x 111" (3.99 x 3.40)

Dressing Room

96" x 510" (2.90 x 1.80)

En-Suite

1011" x 57" (3.35 x 1.72)

Bedroom Three

127" x 94" (3.85 x 2.85)

Tandem/Double Garage

317" x 810" (9.63 x 2.71)

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band E

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

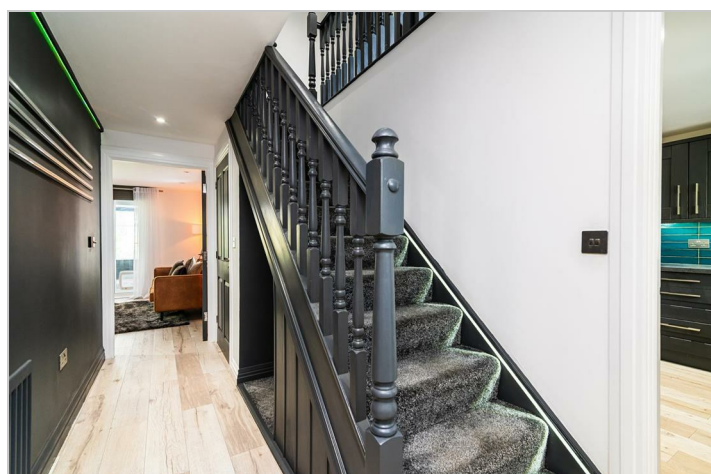
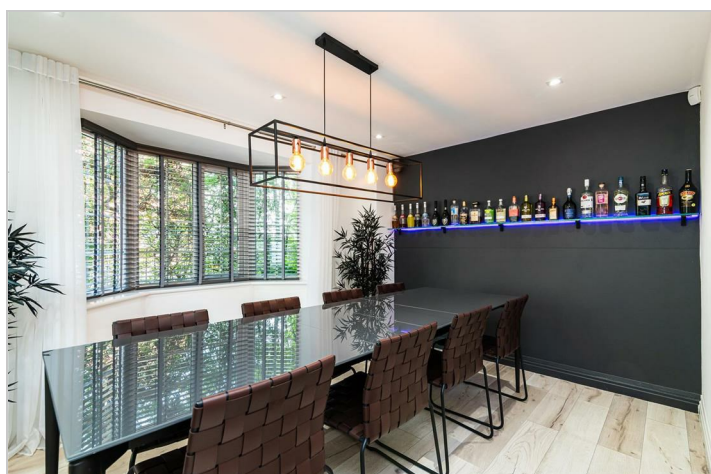
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

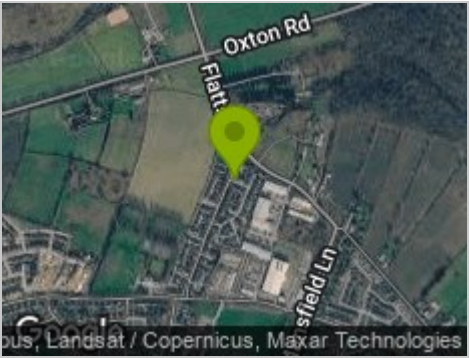
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



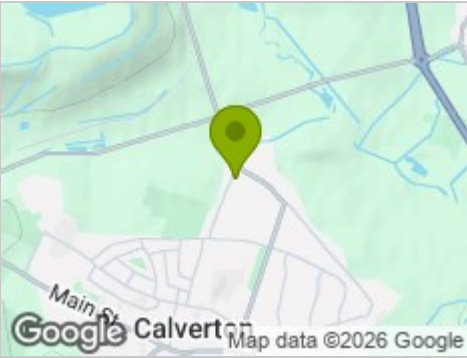
Road Map



Hybrid Map



Terrain Map



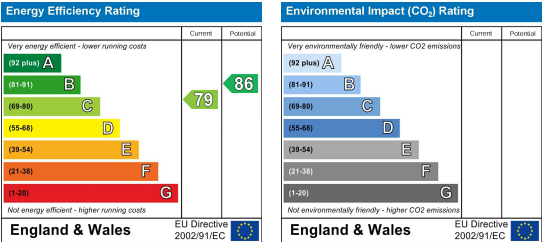
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.