

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 31 PATON COURT, CALVERTON

NOTTINGHAM, NG14 6RL

£240,000



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For Sale with NO CHAIN | Three Bedroom Townhouse | Garage and Parking | Cul-de-sac Location | Main Bedroom + En-Suite | Close to Local Amenities and Transport Links | Viewings Highly Advised |

Located in the sought-after village of Calverton, Nottingham, this well presented three-bedroom townhouse on Paton Court offers contemporary living in a peaceful cul-de-sac setting. With no upward chain, this property is ideal for a variety of buyers, from professionals and young families to downsizers looking for a move-in ready home.

Upon entering, you are welcomed by a bright hallway that leads to a stylish kitchen, complete with integrated fridge and freezer, perfect for the keen home cook. The spacious living room is flooded with natural light, benefiting from French doors that open directly onto the private rear garden—ideal for summer entertaining or relaxing after a long day. A handy storage cupboard in the living room keeps the space clutter-free.

Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to the impressive main bedroom, boasting a generous walk-in wardrobe and a contemporary en-suite, providing a peaceful retreat.

Externally, the property features a well-maintained private rear garden, an allocated parking space, and a garage, ensuring ample parking and storage options. Paton Court enjoys a tranquil location with no through traffic, adding to the sense of privacy and security.

Calverton is well-served by a variety of amenities, including shops, cafes, schools, golf courses, and excellent transport links to Nottingham and beyond. With viewings highly advised, don't miss your chance to make this stunning townhouse your new home.

### Entrance Hall

With doors leading to the kitchen, downstairs w/c and living room to the rear

### Kitchen

10'6" x 7'0" (3.21 x 2.15)

Range of base and wall units with integrated fridge, freezer, washing machine and dishwasher. Fitted gas hob and electric oven with extractor over. Window to the front aspect with fitted blinds

### Living Room

13'5" x 12'9" (4.11 x 3.90)

Hard flooring through the living room with double doors onto the back garden and window to the side. There is also under stairs storage accessible in this room

### Downstairs W/C

White Low level W/C and wash basin

### Stairs to First Floor

### Bedroom 2

11'7" x 11'7" (3.55 x 3.54)

Windows to the front of the property. Carpeted room with radiator and fitted wardrobes

### Bedroom 3

12'11" x 7'1" (3.96 x 2.17)

Carpeted room, window to the rear aspect, radiator and fitted wardrobes

### Bathroom

6'2" x 5'10" (1.88 x 1.80)

Bath with mains shower over and glass shower screen, low level w/c, wash basin and towel rail

### Stairs to Second Floor

### Walk in Wardrobe

Walk in wardrobe space at the top of the stairs with rails and fitted shelving

### Bedroom 1

12'9" x 9'10" (3.90 x 3.01)

Window to the front of the property with fitted blinds, radiator and door to the en-suite

### En-suite

7'1" x 4'5" (2.16 x 1.35)

Enclosed shower with mains fed shower head, low level w/c, wash basin and towel rail

### Outside

Paved area directly out the double doors with a lawn area. Located at the rear of the garden is the garage, accessed via the personnel door.

To the front of the property, there are allocated spaces for visitors and on street parking

### Garage

17'8" x 9'0" (5.40 x 2.76)

Providing off road parking inside the garage and also to the front of the garage

### 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 B

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.

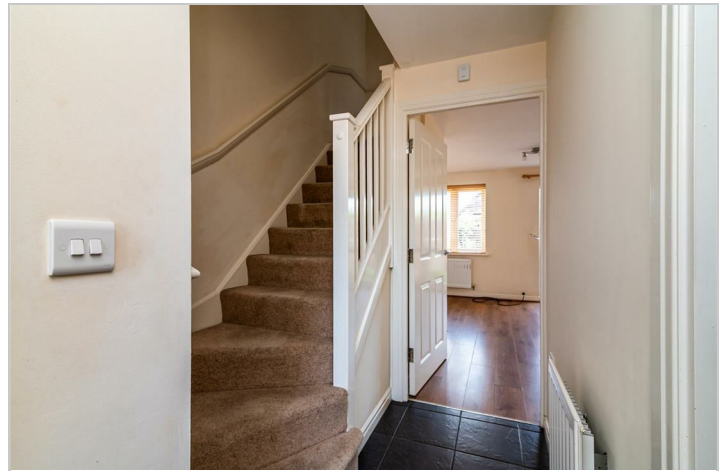
The vendor has advised the following:

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



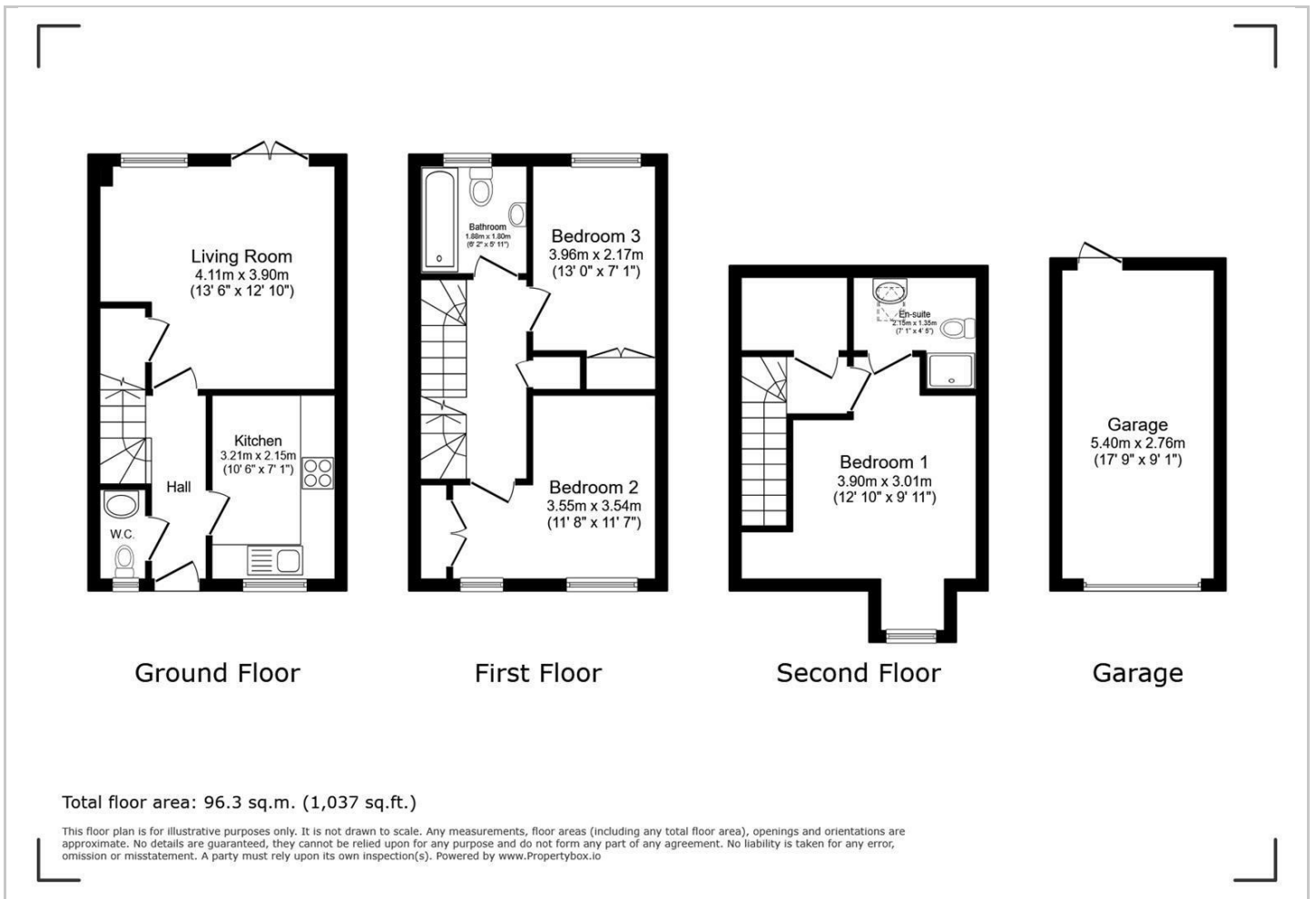
## Hybrid Map



## 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.