



£225,000 Freehold

46 CLOVER FIELDS | CALVERTON | NOTTINGHAM | NG14 6PN

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL HOME!...Situated in the sought-after area of Calverton, this charming home enjoys a fantastic location and a thoughtfully designed layout. Ideally positioned close to local amenities, transport links, and reputable schools, this property presents an excellent opportunity for a wide range of buyers.

Upon entering through the porch, you are welcomed into a spacious, light-filled living room offering ample space for furnishings. The neutral décor provides a perfect blank canvas for new owners to personalise and make their own. The kitchen diner is well-appointed with a range of cabinetry, complementary work surfaces, and space and plumbing for essential appliances. To the rear, a delightful conservatory creates an additional bright and airy living space, with doors opening onto the garden—ideal for enjoying the warmer months.

Upstairs, the property offers two well-proportioned bedrooms, both tastefully decorated in neutral tones and ready for personal touches. The shower room is fitted with a modern three-piece suite, comprising a shower cubicle, low-flush WC, and wash hand basin.

Externally, the property benefits from a driveway to the front, providing off-street parking and access to the garage. The rear garden has been landscaped for low maintenance and features a block-paved seating area, perfect for outdoor relaxation or entertaining.

Early viewing is highly recommended—book now to arrange your appointment.





Porch 3'6" x 4'3"
Giving access to;

Lounge 13'10" x 12'6"
Having a window to front elevation, feature fireplace with hearth housing an electric fire, and with central heating radiator.

Kitchen Diner 12'6" x 9'4"
Fitted with a range of matching cabinetry with complimentary work surface above, inset sink and drainer with tap above, space for freestanding cooker with extractor hood above. There is space and plumbing for essential appliances, and a window and sliding doors leading through to the conservatory.

Conservatory 12'5" x 8'11"
With French doors leading out to the rear

garden, central heating radiator and a window to rear elevation.

First Floor Landing
Giving access to;

Bedroom One 9'9" x 12'7"
With carpet flooring, central heating radiator and window to front elevation.

Bedroom Two 12'7" x 6'7"
With carpet flooring, central heating radiator and window to rear elevation.

Shower Room
Complete with a three piece suite comprising of a shower cubicle with tiled walls, low flush WC and hand wash basin.

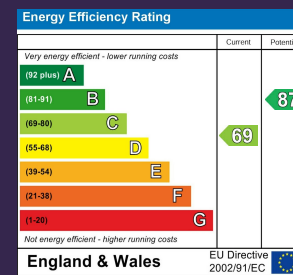
Outside
To the front of the property there is



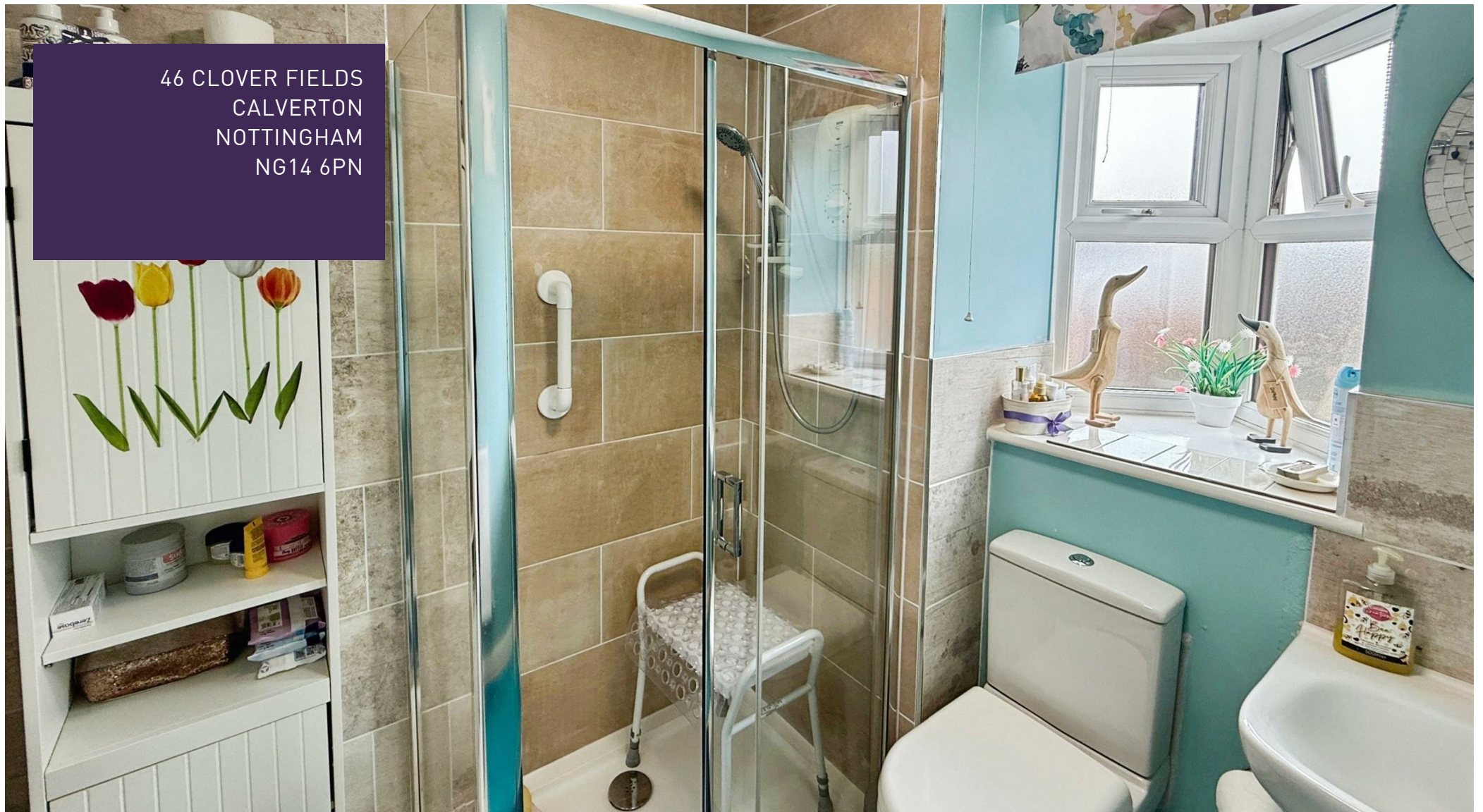
driveway providing off street parking and access to the garage. To the rear of the property there is an enclosed rear garden benefiting from a paved patio seating area to enjoy in the warmer months.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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