

Spindle View
Calverton, Nottingham NG14 6HF

AN EXTENDED FOUR BEDROOM,
DETACHED FAMILY HOME SITUATED IN
CALVERTON, NOTTINGHAM.

Offers Over £300,000 Freehold



** CUL-DE-SAC LOCATION **

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC FOUR BEDROOM, DETACHED FAMILY HOME situated in the heart of CALVERTON, NOTTINGHAM.

Calverton benefits from an array of shops and retail units and several bus stops around the village offering easily accessible transport links into Arnold, Nottingham City Centre, and surrounding villages/towns. Alongside this, Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links.

There are four local primary schools including St Wilfrid's C of E Primary School and Manor Park Infant and Nursery School. Alongside several secondary schools including Colonel Frank Seely Academy and Redhill Academy, making it a very desirable location for any growing family.

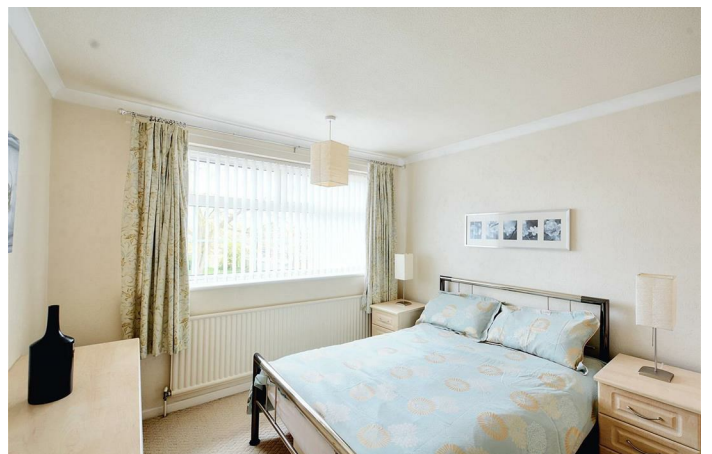
Upon entry, you are welcomed into the entrance hallway which leads to the living room, dining room, fitted dining kitchen and large conservatory offering additional reception space to the rear.

The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and fourth bedroom along with a separate family bathroom with a modern 3 piece suite.

To the front of the property there is a large block paved driveway providing ample off the road parking and access into the integral garage. To the rear there is a good sized enclosed rear garden with an Indian sandstone large paved patio area and a laid to lawn area.

The property also benefits from picturesque views over neighbouring fields to the rear elevation.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and HIGH STANDARD of this FANTASTIC OPPORTUNITY - Contact the office to arrange your viewing. Selling with NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed entrance door to the front elevation with a UPVC double glazed window to the side. Laminate floor covering. Wall mounted double radiator. Wall light point. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Internal glazed door leading through to Living Room

Living Room

13'5" x 13'4" approx (4.09m x 4.06m approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Ceiling light point. Ceiling rose. Coving to the ceiling. Feature fireplace incorporating stone surround and hearth with a living flame gas fire. Archway open through to Dining Room

Dining Room

8'8" x 8' approx (2.64m x 2.44m approx)

Sliding double glazed patio doors leading through to Conservatory. Carpeted flooring. Wall mounted radiator. Wall light points. Coving to the ceiling. Internal glazed door leading through to extended fitted Kitchen.

Kitchen

17'04" x 8'7" approx (5.28m x 2.62m approx)

UPVC double glazed windows to the rear elevation. Luxury Vinyl Tile flooring. Wall mounted double radiator. Ceiling light points. Coving to the ceiling. Range of matching wall, base and drawer units, providing ample storage space, incorporating laminate worksurfaces over. Integrated Neff oven. 4 ring gas hob with extractor unit above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap above. Integrated dishwasher. Integrated fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining table. UPVC double glazed door to the side elevation leading to rear garden.

Conservatory

11'1" x 14'11" approx (3.35m x 4.55m approx)

This additional reception room offering magnificent views over neighbouring fields to the rear elevation alongside additional dining and seating space. UPVC double glazed windows to the side and rear elevations. Glazed roof. Ceiling light with fan. Laminate flooring. Wall mounted electric heater. Brick built dwarf walls. UPVC double glazed French doors leading to the Indian sandstone paved patio area and landscaped garden.

First Floor Landing

Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Built-in airing cupboard providing useful additional storage space and housing hot water cylinder. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

Bedroom 1

14'10" x 10'8" approx (4.52m x 3.25m approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiators. Ceiling light points. Coving to the ceiling

Bedroom 2

13'3" x 10'4" approx (4.04m x 3.15m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in fitted wardrobes with a mirrored door

Bedroom 3

12' x 8'1" approx (3.66m x 2.46m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 4

10'11" x 8'7" approx (3.33m x 2.62m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

5'06" x 5'09" approx (1.68m x 1.75m approx)

UPVC double glazed window to the rear elevation. Wall mounted chrome heated towel rail. Tiled walls. Ceiling light point. Extractor fan. Modern 3 piece suite comprising of a walk-in shower enclosure with Triton shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

Front of Property

To the front of the property there is a large block paved driveway providing plot for a vehicle hard standing. Wall to the boundary. Secure gated access to the side of property. Access into integral garage

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with picturesque views over neighbouring fields to the rear elevation. Indian sandstone large paved patio area, outside security lighting, garden laid to lawn, shrubbery planted to the borders and fencing to the boundaries.

Garage

16'07" x 8'07" approx (5.05m x 2.62m approx)

Up and over door to the front elevation. Window to the side elevation. Light & Power. Wall mounted Glow-worm gas central heating combination boiler. Gas meter point. Wall mounted electrical consumer unit

Council Tax

Local Authority Gedling

Council Tax band D

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Ultrafast 1000mbps

Phone Signal – 02, 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

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
 - Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT). The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.
- There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

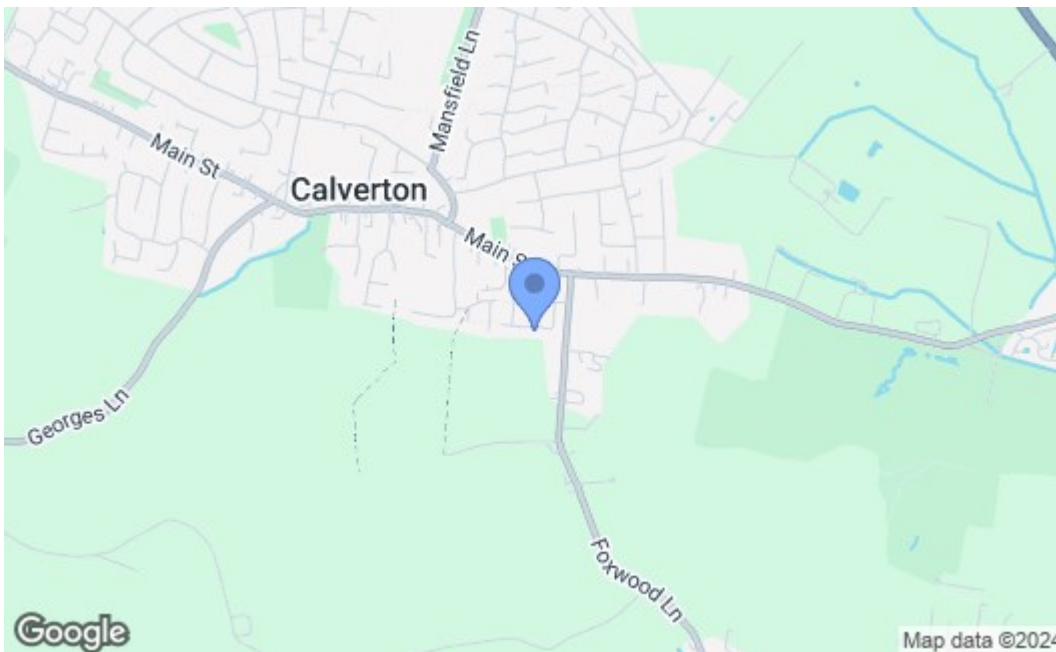
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.