



**Long West Croft**  
**Calverton, Nottingham NG14 6PY**

A WELL PRESENTED THREE BEDROOM  
DETACHED BUNGALOW SITUATED IN  
CALVERTON.

**Offers In The Region Of**

£275,000 - £300,000

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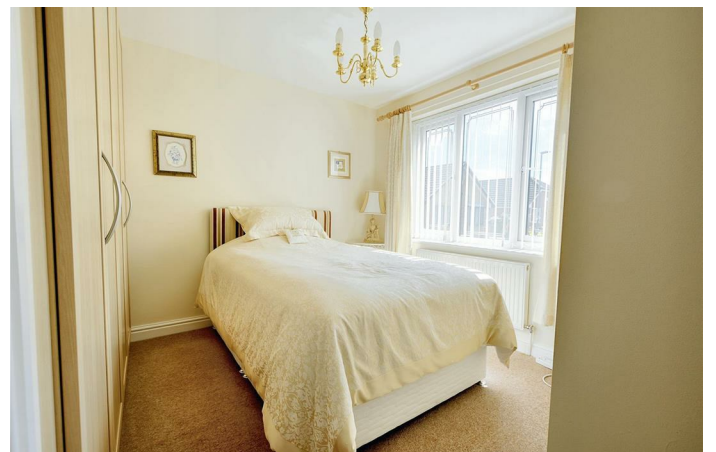
Robert Ellis Estate Agents are delighted to offer to the market this charming three-bedroom detached bungalow situated in Calverton, Nottingham.

Selling with the benefit of no upward chain, this property offers a peaceful retreat in a highly desirable cul-de-sac. Immaculately maintained and filled with natural light, this welcoming home is ready for its next owner to move in and enjoy.

Calverton is a stone's throw away from Arnold which offers a thriving high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, a secondary school and a leisure centre. The home is surrounded by open fields and countryside, allowing prospective buyers to enjoy walks.

The property features beautifully landscaped front and rear gardens, providing a serene outdoor space, along with a driveway for off-road parking and an attached garage with an electric door for added convenience. Inside, the spacious layout includes a welcoming entrance hallway, an L shaped lounge/dining area, a well-equipped kitchen, a conservatory, three comfortable bedrooms and a Jack and Jill wet room.

With double glazing throughout and gas central heating powered by a modern, two-year-old boiler located in the loft, this bungalow is both cosy and energy-efficient. Viewing is highly recommended to fully appreciate the quality and comfort this home has to offer.



### Entrance Hallway

Composite entrance door to the side elevation. Wood effect laminate flooring. Wall mounted radiator. Access to rooms. Loft access hatch. Built-in storage cupboard.

### L Shaped Lounge Diner

21'1" x 20'0" approx (6.43 x 6.10 approx)

Double glazed French doors leading out to the enclosed rear garden. Double glazed windows to the side elevations. Carpeted flooring. Wall mounted radiator. Dado rail. Coving to the ceiling. Feature electric fire with tiled heart and wood surround

### Kitchen

9'5" x 9'6" approx (2.89 x 2.90 approx)

Double glazed window to the Conservatory. Tiled flooring. Tiled splash backs. Heated towel rail. Coving to the ceiling. Dado rail. Range of wall, base and drawer units and incorporating work surfaces above. Double sink and drainer unit with dual heat tap. Neff 4 ring induction hob with built-in extractor unit above. Integrated Neff electric double oven. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine.

### Conservatory

10'9" x 6'7" approx (3.30 x 2.03 approx)

Double glazed French doors leading out to the enclosed rear garden. Double glazed windows to the side and rear elevations. Tiled flooring. Internal door leading into the garage

### Bedroom 1

9'8" x 11'10" approx (2.96 x 3.62 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Built in wardrobes. Access into the Jack and Jill wet room.

### Jack and Jill Wet Room

9'5" x 7'4" approx (2.88 x 2.24 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splash backs. Heated towel rail. Spotlights to the ceiling. 3 piece suite comprising a shower enclosure with a mains fed shower above, hand wash basin with dual heat tap and a WC. Airing cupboard. Access to entrance hallway.

### Bedroom 2

10'11" x 8'1" approx (3.33 x 2.48 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built in wardrobes.

### Bedroom 3 / Study

7'4" x 7'7" approx (2.25 x 2.33 approx)

Double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator

### Front of Property

To the front of the property there is a driveway providing off the road parking, access into the garage and a artificial lawn with a range of plants and trees.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area and a artificial lawn area, surrounded by a range of shrubbery and plants including strawberries trees with fencing surrounding.

### Garage

9'2" x 19'10" approx (2.81 x 6.06 approx)

Electric door. Single glazed window to the rear. Tiled and concrete flooring. Base units and incorporating work surfaces above. Light & Power.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

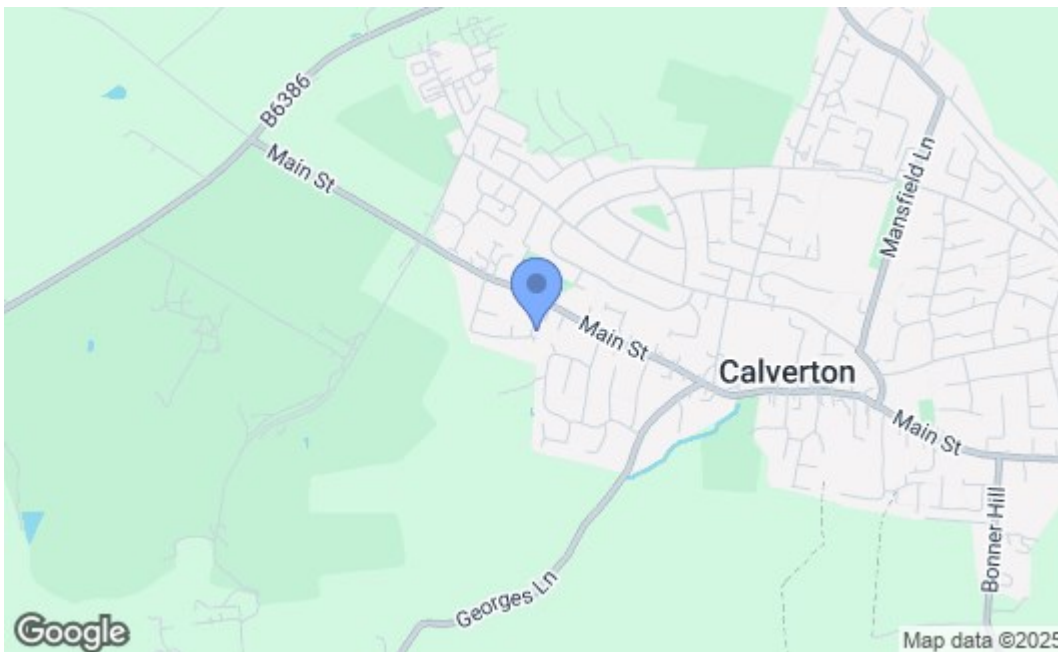
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.