



Broom Road  
Calverton, Nottingham NG14 6HD

**Asking Price £270,000 Freehold**

AN EXTENDED LARGE FOUR-BEDROOM  
SEMI-DETACHED FAMILY PROPERTY.



Robert Ellis Estate Agents are thrilled to present this fantastic, extended four-bedroom semi-detached family home, located in the highly sought-after and tranquil residential area of Calverton, Nottingham. This property offers an ideal opportunity for a wide range of potential purchasers, including first-time buyers, young professionals, and growing families, thanks to its spacious layout and convenient location near a variety of local amenities.

Upon entering the property, you are greeted by a welcoming hallway that leads to the main lounge, perfect for relaxing and entertaining. The heart of the home is the kitchen diner, fitted with modern units, providing a functional and stylish space for family meals. The ground floor also features a convenient WC, a second reception room currently used as a bedroom and a bright conservatory that offers additional living space with views of the garden.

The first floor hosts three generously sized double bedrooms, each offering ample space and natural light, along with a fourth bedroom that could serve as a home office or nursery. The family bathroom is well-appointed and serves all bedrooms efficiently.

Externally, the front of the house boasts a charming garden with a pathway, a large driveway providing ample off-street parking, and a freestanding garage for additional storage or vehicle space. The side of the property features a larger-than-average enclosed garden, predominantly laid to lawn, with a low-maintenance patio area ideal for outdoor activities. Additionally, there is a further courtyard-style garden located off the dining kitchen, offering a secluded spot for outdoor dining or relaxation.

This fantastic property is offered to the market with no upward chain, ensuring a smooth and hassle-free purchase process. A viewing is highly recommended to fully appreciate the size and location of this great opportunity. Contact our office today to arrange your viewing.



### Entrance Hallway

13'2 x 17'01 approx (4.01m x 5.21m approx)

UPVC double glazed entrance door to the side elevation Fixed double glazed side panel. Wooden flooring. Wall mounted radiator. Wall mounted alarm panel. Staircase leading to the first floor landing. Internal doors leading into the lounge, kitchen diner, ground floor WC and bedroom/reception room.

### Lounge

11'11 x 19'09 approx (3.63m x 6.02m approx)

UPVC double glazed window to the front elevation. UPVC double glazed French doors leading to garden. Wall mounted radiator. Coving to the ceiling. Feature fireplace incorporating wooden mantle, tiled hearth and surround and living flame gas fire.

### Kitchen Diner

12'2 x 15'05 approx (3.71m x 4.70m approx)

UPVC double glazed windows to the side elevation. UPVC double glazed door leading to enclosed courtyard style garden. Wood flooring and laminate floor covering. Tiled splashbacks. Wall mounted radiator. Coving to the ceiling. A range of matching wall and base units incorporating laminate worksurfaces over. Ample storage cabinets. Stainless steel sink with dual heat tap above. Space and point for a freestanding range cooker. Stainless steel extractor hood. Space and plumbing for a freestanding dishwasher. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Ample space for dining table.

### Ground Floor WC

4'7 x 3'10 approx (1.40m x 1.17m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Wall mounted radiator. Pedestal wash hand basin. Low level flush WC. Wall mounted electrical consumer unit.

### Bedroom/Reception Room

10'9 x 12'10 approx (3.28m x 3.91m approx)

UPVC double glazed window to side elevation. Wall mounted radiator. Shower enclosure. Internal glazed door leading through to the conservatory

### Conservatory

9'9 x 8'11 approx (2.97m x 2.72m approx)

UPVC double glazed windows to side and rear elevations. UPVC double glazed French doors lead out to the pathway leading to driveway. Wall mounted radiator. Wall light points.

### First Floor Landing

UPVC double glazed window to the side elevation. Loft access hatch. Airing covered housing gas central heating combination boiler and storage space. Panel doors leading to bedroom 1, 2, 3, 4 and family bathroom.

### Bedroom 1

12'05 x 11'04 approx (3.78m x 3.45m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

12'1 x 13'05 approx (3.68m x 4.09m approx)

UPVC double glazed window to the side elevation. Strip wood flooring. Wall mounted radiator.

### Bedroom 3

12'01 x 5'11 approx (3.68m x 1.80m approx)

UPVC double glazed window to the side elevation. Strip wood flooring. Wall mounted radiator. Coving to the ceiling.

### Bedroom 4

9'93 x 14'04 approx (2.74m x 4.37m approx)

UPVC double glazed window to the side elevation. Strip wood flooring. Wall mounted radiator. Coving to the ceiling.

### Family Bathroom

UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Wall mounted towel radiator. 3 piece suite comprising of a panel bath with dual heat tap and electric shower above, pedestal wash hand basin with dual heat tap and a low level flush WC.

### Front of Property

The property sits on a good sized plot with a driveway to the front elevation, additional gardens to front with further gardens to the sides, incorporating paved patio area and fencing to the boundaries. A large laid to lawn garden to the front elevation with mature hedging and wall to the borders. Secure gated access to the rear.

### Garage

15'10 x 7' approx (4.83m x 2.13m approx)

Freestanding concrete sectional garage. Up and over door. Light and Power.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.