



Labray Road
Calverton, Nottingham NG14 6LB

Offers Over £175,000 Freehold

A THREE BEDROOM SEMI-DETACHED
EXTENDED FAMILY PROPERTY SELLING
WITH THE BENEFIT OF NO UPWARD
CHAIN.



**** Ideal Family Starter Home ****

Robert Ellis Estate Agents are delighted to bring to the market a three-bedroom, extended semi-detached family home located in Calverton, Nottingham.

Situated in a sought-after, quiet, and peaceful residential location with easy access to local amenities, this property is ideal for first-time buyers, young professionals and families.

Upon entry, you are welcomed into the living room that leads into the extended dining room, modern extended fitted kitchen, and ground floor utility room. The upper level includes the first double bedroom, the second double bedroom, the third bedroom and a separate family bathroom.

The front of the house offers a landscaped garden with a pathway to the entrance door. There is potential to create a driveway providing off the road parking subject to building regulations and planning permissions. The rear of the property features an enclosed garden with a landscaped patio area and raised flower beds.

A viewing is highly recommended to appreciate the size and location of this great opportunity. The property is selling with no upward chain. Contact the office to arrange your viewing.



Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Staircase to the first floor landing. Internal glazed door leading into the open plan living / dining room.

Living Room

20'11 x 10'9 approx (6.38m x 3.28m approx)

UPVC double glazed picture window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Wall light points. Coving to the ceiling. Feature fireplace incorporating a stone style hearth and surround with inset living flame gas fire. Archway leading through to dining area. Internal glazed door leading into the kitchen.

Dining Room

8'1 x 8'11 approx (2.46m x 2.72m approx)

UPVC double glazed sliding doors leading out to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Serving hatch through to extended kitchen diner.

Extended Kitchen Diner

10'8 x 17'06 approx (3.25m x 5.33m approx)

UPVC double glazed window to the rear elevation. Luxury vinyl flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. A range of matching wall and base units incorporating laminate worksurfaces over. 1.5 bowl stainless steel sink with swan neck dual heat tap above. Integrated oven. 4 ring ceramic hob with stainless steel extractor unit above. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding fridge freezer. Space and plumbing for a freestanding dishwasher. Ample space for dining table. Internal glazed door leading into the utility room.

Utility Room

10'2 x 6'11 approx (3.10m x 2.11m approx)

UPVC double glazed window to the side elevation. Luxury vinyl flooring. Wall mounted radiator. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces over. Wall mounted Baxi gas central heating boiler providing hot water and central heating to the property. Wall mounted electrical consumer unit. Under the stairs storage cupboard providing useful additional storage space. UPVC double glazed door to the side elevation.

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

11'07 x 10'8 approx (3.53m x 3.25m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built in storage cupboard providing useful additional storage space.

Bedroom 2

12'7 x 9'5 approx (3.84m x 2.87m approx)

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

Bedroom 3

12'01 x 6'02 approx (3.68m x 1.88m approx)

UPVC double glazed window to the front elevation. Original wooden flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

5'05 x 7'07 approx (1.65m x 2.31m approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Mirror with wall light points. 3 piece suite comprising of a panel bath with hot and cold taps with an electric Triton shower above, hand wash basin with hot and cold taps and a low level flush WC.

Front of Property

The property sits at the head of quiet cul-de-sac with a gated pathway to the front entrance door, laid to lawn garden with a range of shrubbery, hedging and fencing surrounding. There is potential to create a driveway providing off the road parking subject to building regulations and planning permissions.

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a large laid to lawn area, low maintenance gravelled areas, space for a garden shed and greenhouse and wall and fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

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

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.