



Wood Grove  
Calverton, Nottingham NG14 6JL

A THREE BEDROOM SEMI DETACHED  
FAMILY PROPERTY.

**Guide Price £210,000 Freehold**



#### IDEAL FAMILY HOME

Robert Ellis Estate Agents are delighted to bring to the market this fantastic three-bedroom semi-detached family home, perfectly positioned on a generous plot in the heart of Calverton, Nottingham.

Calverton is a highly desirable village offering a fantastic range of local amenities, including shops, retail units, and excellent transport links. Just a short distance from Arnold's bustling high street, the area combines village charm with modern conveniences. Families will benefit from having four primary schools within two miles of the property, some within the village itself, and a local secondary school. For commuters, nearby bus stops, including one on Oakland Road, provide easy access to surrounding areas.

As you step into this home, you're welcomed by an inviting entrance hallway, with stairs leading to the first-floor landing. The ground floor boasts a spacious lounge, a separate dining room with a feature fireplace, and sliding doors that open into a light-filled conservatory. Adjacent to the dining room is a well-equipped fitted kitchen offering ample storage, which leads to a utility room and a convenient ground-floor W/C.

The first floor features a landing that provides access to the three bedrooms and family bathroom. The main bedroom is a generously sized double room, with a second bright and spacious double bedroom alongside a third bedroom, which is ideal for use as a child's room, home office, or guest space. The family bathroom is fitted with a three-piece suite, offering both functionality and comfort for busy mornings or relaxed evenings.

Set on a large plot, the property boasts a spacious driveway at the front, providing ample off-road parking. The rear garden is beautifully landscaped, featuring a decked seating area, raised flower beds, and fenced boundaries that create a private outdoor space perfect for entertaining or family activities.

This is the ideal home for young families looking to take the next step onto the property ladder. Its practical layout, excellent location, and generous outdoor space make it an outstanding opportunity. With NO UPWARD CHAIN, don't miss your chance to view this fantastic family home. Contact our office today to arrange your viewing!



### Front of Property

To the front of the property there is a spacious driveway providing ample vehicle hardstanding, pathway to the front entrance door with low maintenance gravel garden and fencing to the boundaries.

### Entrance Hallway

UPVC double glazed access door to front elevation, staircase leading to first floor landing, ceiling light point, wall mounted radiator, internal bifold door leading through to living room.

### Living Room

13'3 x 13'03 (4.04m x 4.04m )

Sliding double glazed internal patio doors leading to conservatory at the rear, ceiling light point, feature fireplace incorporating living flame gas fire with marble hearth and back panel and also a wooden surround incorporating back boiler, wall mounted radiator, door leading to fitted kitchen, archway leading through to dining room.

### Dining Room

9'2 x 10'2 approx (2.79m x 3.10m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, archway leading through to the living room.

### Conservatory

7'10 x 11'02 approx (2.39m x 3.40m approx)

UPVC double glazed windows to side and rear elevations, UPVC double glazed door leading to enclosed landscaped garden to the rear, wall mounted electric heater, internal sliding patio doors leading through to living room.

### Fitted Kitchen

7'09 x 10'01 approx (2.36m x 3.07m approx)

UPVC double glazed window to the side elevation, a range of matching wall and base units incorporating laminate work surfaces above, one and a half bowl stainless steel sink with mixer tap over, integrated samsung oven with 4 ring ceramic hob over, tiled splashbacks, space and point for freestanding fridge freezer, space and plumbing for automatic washing machine, ceiling light point, bifold doors leading through to living room and utility.

### Utility Room

5'11 x 4'06 approx (1.80m x 1.37m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, linoleum floor covering, ceiling light point, under stairs storage cupboard providing useful additional storage space housing electric consumer unit and meter, panelled door to WC.

### Ground Floor WC

2'8 x 4'7 approx (0.81m x 1.40m approx)

UPVC double glazed window to the side elevation, low level flush WC, ceiling light point.

### First Floor Landing

Ceiling light point, loft access hatch, airing cupboard housing hot water cylinder, panelled doors leading off to rooms.

### Bedroom 1

13'06 x 10'10 approx (4.11m x 3.30m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in wardrobe providing useful additional storage space.

### Bedroom 2

7'07 x 12'8 approx (2.31m x 3.86m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom 3

7'10 x 8'10 approx (2.39m x 2.69m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

### Family Bathroom

8'8 x 4'07 approx (2.64m x 1.40m approx)

Modern white 3 piece suite comprising of panelled bath with mains fed shower above, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, chrome heated towel rail, UPVC double glazed window to the front elevation, floor to ceiling tiling, ceiling light point.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating a brick built store, laid to lawn and raised decked area with fencing to the boundaries, raised flowerbeds and mature shrubs and trees planted to the borders.

### 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 in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

1049NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
<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.