



Calverton Close,  
Toton, Nottingham  
NG9 6GW

**£209,950 Leasehold**  
**75% Share**

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THIS IS A TWO BEDROOM SHARED OWNERSHIP SEMI DETACHED BUNGALOW SITUATED ON ONE OF THE PRIME PLOTS WITHIN THIS SOUGHT AFTER RETIREMENT DEVELOPMENT.

Being situated on Calverton Close, off Swiney Way in Toton, this two bedroom semi detached bungalow offers updated accommodation which is now ready for immediate occupation. For the size and layout of the accommodation which is slightly different from other bungalows within Calverton Close complex we do recommend that interested parties take a full inspection so they can see all that is included in this lovely property for themselves. The property is close to the Tesco superstore on Swiney Way and is only a few minutes drive from the Chilwell Retail Parks and many other local amenities and facilities, all of which have helped to make this a very popular and convenient place to live.

The property is being sold with the benefit of NO UPWARD CHAIN and is constructed of brick to the external elevations under a pitched tiled roof. The property derives all the benefits of having gas central heating and double glazing and being entered through an open porch has a spacious hallway with internal doors with glazed inset panels leading to all the rooms from the hall, the lounge includes a dining area and has a feature fireplace and patio doors leading out to the front of the bungalow, the kitchen is fitted with white gloss finished units and has integrated cooking appliances, the two bedrooms are positioned at the rear of the bungalow and the shower room includes a large walk-in shower. Outside there is a brick store off the open porch and there is a shed which will remain at the property when it is sold. At the front of the property there is the recently laid Indian Sandstone patio which provides a lovely place to sit and there is a path which extends around the side of the bungalow to the rear where there is a further seating area and communal, private lawned gardens.

As well as the Tesco superstore on Swiney Way, there are further shopping facilities found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Parks where there is a M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities which include a number of local golf courses, walks at the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Open porch with a pitched tiled roof and tiled floor with there being an outside store off the porch.

## Reception Hall

Stylish composite front door with two inset opaque double glazed panels, radiator, hatch to loft and doors with inset glazed panels leading to the bedrooms, lounge and shower room.

## Lounge/Sitting Room

15' x 11'6 approx (4.57m x 3.51m approx)

The large lounge includes a dining area and has double glazed sliding doors with vertical blinds leading out to the patio at the front of the bungalow, feature Adam style fireplace with a coal effect electric fire having an inset and hearth, radiator, TV point and a door with inset glazed panels leading to:

## Kitchen

9' x 8' approx (2.74m x 2.44m approx)

The kitchen has been fitted with white gloss finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has drawers, space and plumbing for an automatic washing machine, cupboards and an oven under, space for an upright fridge/freezer, two double matching eye level wall cupboards, tiling to the walls by the work surface areas, hood over the cooking area, double glazed window with a fitted blind to the front, wall mounted boiler, built-in storage cupboard with a power point and recessed lighting to the ceiling.

## Bedroom 1

11'7 x 11'7 approx (3.53m x 3.53m approx)

Double glazed window to the rear, radiator and a range of wardrobes.

## Bedroom 2

11' x 7'8 approx (3.35m x 2.34m approx)

Double glazed window to the rear and a radiator.

## Shower Room

The shower room has a walk-in shower with a Triton electric shower, panelling to two walls, a seat, wall handle and glazed protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., shower boarding to the walls by the w.c. and sink, electric shaver point, opaque double glazed window, radiator with a mirror to the wall above, mirror fronted wall cabinet and an extractor fan.

## Outside

At the front of the bungalow there is an Indian Sandstone patio which provides a lovely place to sit and there is an outside tap and a light in front of the bungalow with a path having lawn and established bed to one side leading to the porch at the side of the bungalow where there is also an outside light. The path extends down the left hand side of the bungalow to the rear and across the back of the bungalow where there is a seating area and a lawned garden with established beds and natural screening with a wall to the rear boundary and a fence to the left.

## Shed

6' x 4' approx (1.83m x 1.22m approx)

## Directions

Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way. Shortly after the Tesco store turn right into Calverton Close, and immediately right again towards the property which can be identified by our for sale board.

8295AMMP

## Council Tax

Broxtowe Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 21mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

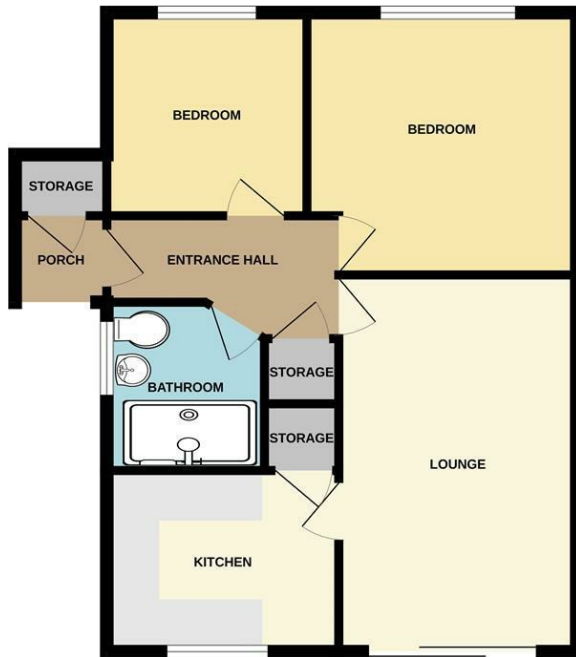
Other Material Issues – No

## Agents Notes

The property is leasehold with a 149 year lease which commenced 31.7.92

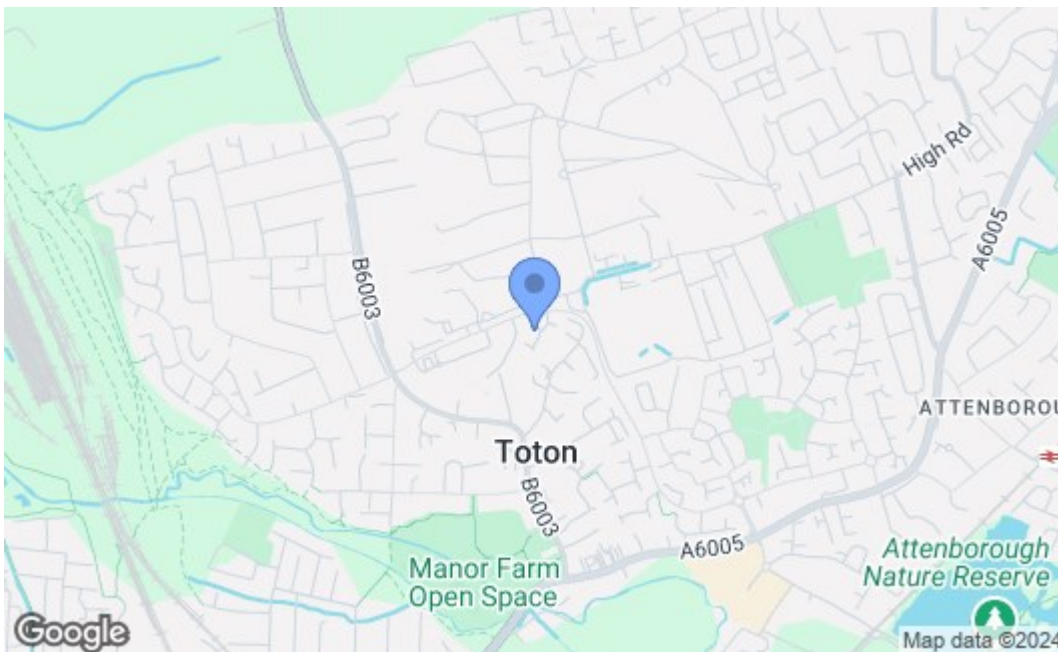


GROUND FLOOR



38 CALVERTON CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.