



**Foxwood Grove
Calverton, Nottingham NG14 6JF**

Offers Over £210,000 Freehold

A THREE-BEDROOM, SEMI-DETACHED
FAMILY HOME SITUATED IN CALVERTON,
NOTTINGHAM.



** IDEAL FAMILY HOME **

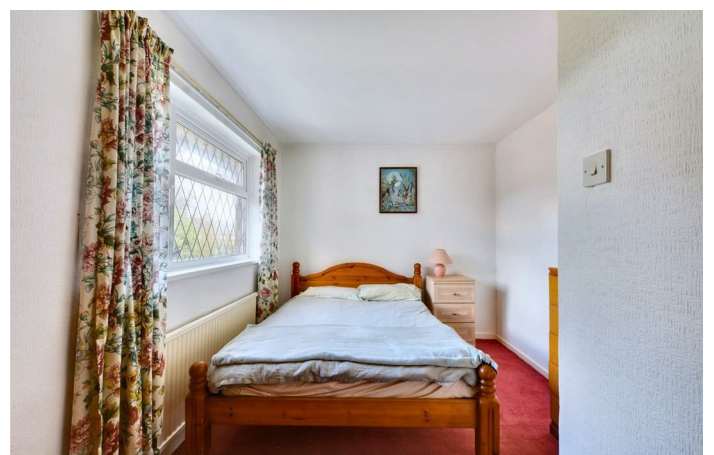
Robert Ellis Estate Agents are delighted to bring to the market this fantastic three-bedroom, semi-detached family home positioned on a good-sized corner plot within the heart of Calverton, Nottingham.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, with some located within the village, alongside a secondary school. The property also has use of the bus stops which are situated around the village, with the closest one positioned on Oakland Road. It is a very desirable location for any growing family.

Upon entry, you are greeted to the entrance hallway. Off the entrance hallway is the lounge diner with a feature fireplace and bay fronted window. The entrance hallway also leads into the utility room with fitted units and built-in storage cupboards. The utility room is open through the kitchen diner with fitted units, ample space for dining, access to the enclosed rear garden and a sliding door leading through to the lounge diner. The stairs lead to the landing which offers accommodation to the first double bedroom, second double bedroom, third bedroom and a family bathroom with a 3 piece suite.

The property is situated on a generous corner plot with laid to lawn and flower beds/shrubbery to the front. Alongside the front offering gated access to the driveway which leads to the detached garage with up and over door. To the left side, you have two gravelled sections which could be incorporated into a private garden space, with the pathway leading to the enclosed, low maintenance court yard to the rear.

This is the IDEAL home for young families looking to get onto the property ladder. If you are searching for an AMAZING OPPORTUNITY- LOOK NO FURTHER and contact our office to arrange your viewing.



Entrance Hallway

6'9" x 4'11" approx (2.08 x 1.50 approx)

UPVC double glazed opaque composite front door to the front elevation leading into the entrance hallway. Carpeted flooring. Staircase leading to the first floor landing. Internal doors leading into the lounge

Lounge Diner

19'8" x 11'6" approx (6.00 x 3.51 approx)

UPVC double glazed bay window to the front elevation. UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Feature fireplace with surround hosting the back boiler behind. Sliding door leading into the kitchen diner.

Utility Room

9'5" x 6'3" approx (2.88 x 1.92 approx)

UPVC double glazed window to the side elevation. UPVC double glazed opaque door to the side elevation. Vinyl flooring. Fitted base unit. Space and point for a freestanding under counter fridge freezer. Built-in under the stairs storage cupboard (0.82 x 1.10 m approx.) Open through to the kitchen diner.

Kitchen Diner

9'10" x 10'11" approx (3.02 x 3.34 approx)

UPVC double glazed window to the rear elevation. Vinyl flooring. Wall mounted double radiator. A range of fitted wall and base units. Stainless steel sink with dual heat tap. Space and point for an electric cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Sliding door leading into the lounge diner.

First Floor Landing

10'0" x 2'9" approx (3.05 x 0.85 approx)

Carpeted flooring. Internal door leading into bedroom 1, 2, 3 and family bathroom. Built-in airing cupboard (0.73 x 0.85 m approx.) housing the water tank.

Bedroom 1

10'10" x 11'8" approx (3.31 x 3.56 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in over the stairs storage cupboard (0.84 x 1.29 approx)

Bedroom 2

13'6" x 8'6" approx (4.14 x 2.61 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

Bedroom 3

10'9" x 6'4" approx (3.29 x 1.94 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

Family Bathroom

5'6" x 7'6" approx (1.70 x 2.30 approx)

UPVC double glazed opaque window to the rear elevation. Vinyl flooring. Fully tiled walls. Wall mounted towel radiator. 3 piece suite comprising of a corner shower unit with a waterfall showerhead and handheld showerhead, sink with hot and cold taps and a WC.

Front of Property

To the front of the property there is a gated driveway providing off the road parking, access into the detached garage, a laid to lawn front garden with flowerbeds and shrubbery, two low maintenance gravelled sections which could be incorporated into a private garden space to the side with fencing surrounding and a pathway that leads around the property to the rear garden.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with concrete flooring, hedging to one boundary, fencing and brick-built wall to the others. The garden is an ideal sun trap benefiting from great natural sunlight throughout the day.

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

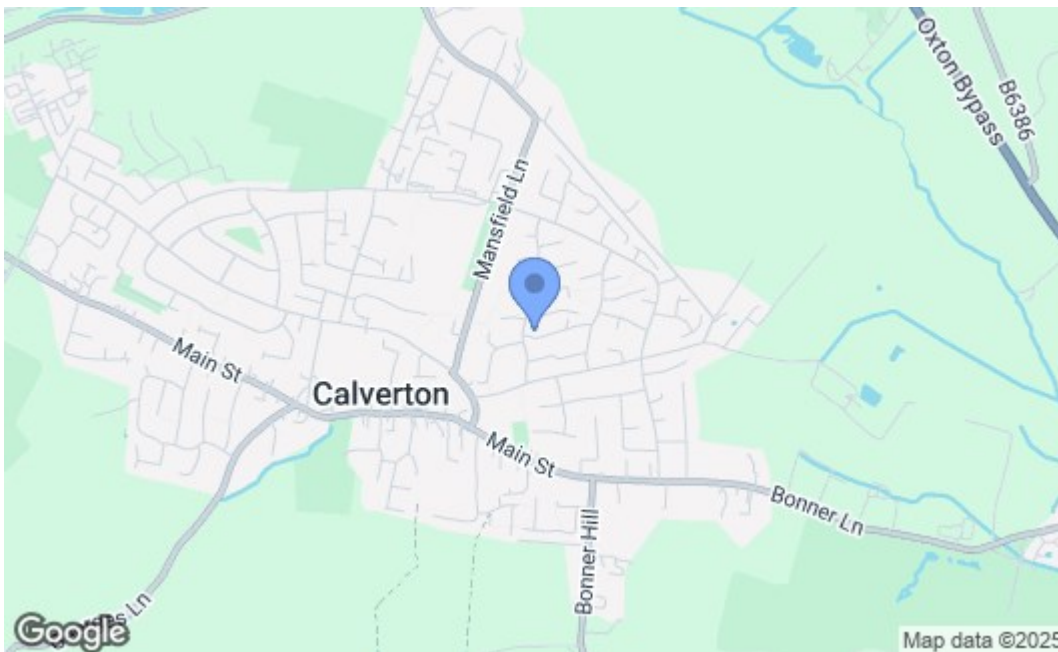
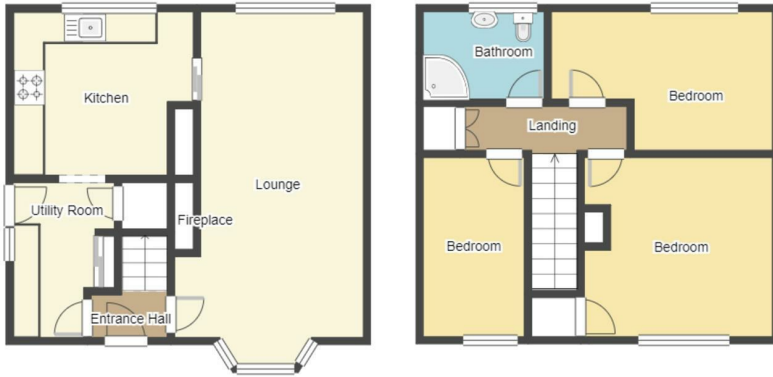
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

999NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.