



**Broom Close  
Calverton, Nottingham NG14 6HE**

**A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOME SITUATED IN  
CALVERTON, NOTTINGHAM!**

**Offers In The Region Of £220,000 Freehold**





Tucked around a charming green space, this semi-detached home enjoys a prime position and offers three spacious bedrooms.

Upon entering, you'll find a welcoming hallway with stylish laminate flooring, which leads to a handy ground-floor WC with a washbasin. The expansive lounge/diner features a cosy fireplace and patio doors that open to the garden. The contemporary kitchen is well-equipped with a variety of units, an integrated oven, and a hob. Upstairs, the bathroom boasts a clean white suite and a mains-fed shower for added practicality. The property also benefits from combination gas central heating, UPVC double glazing, and a robust composite entrance door.

Outside, the front and side gardens offer ample space, with the main garden featuring a patio area for outdoor enjoyment.

DO NOT MISS OUT CALL US TODAY TO ARRANGE YOUR VIEWING!



### Front of Property

To the front of the property there is a secure gated access to the rear, wall and fencing to the boundaries, lawned front garden, gated access with walkway leading to the front entrance door and further pathway leading to the side entrance door.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, door to downstairs WC, door to lounge diner, door to kitchen, wood panelling to the wall, carpeted staircase leading to the first floor landing.

### Lounge/Diner

19'8" x 12'0" approx (6 x 3.66 approx)

TV point, laminate flooring, double glazed sliding door to the rear elevation leading to the rear garden, two wall mounted radiators, double glazed window to the rear elevation.

### Downstairs WC

3'8" x 4'7" approx (1.12 x 1.41 approx)

Double glazed window to the side elevation, hand wash basin with mixer tap, WC, wall mounted radiator.

### Kitchen

15'5" x 11'10" approx (4.71 x 3.61 approx)

Linoleum flooring, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with matte black mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, two built-in storage keys, space and point for a fridge freezer, electric fan oven, four ring electric hob, breakfast bar, wall mounted radiator, double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, access to loft, bi-fold door to storage cupboard housing the boiler (installed in 2019), doors leading off to rooms.

### Bedroom One

13'5" x 10'10" approx (4.10 x 3.31 approx)

Laminate flooring, double glazed window to the rear

elevation, wall mounted radiator, wood panelling, built-in wardrobes.

### Bedroom Two

9'0" x 14'5" approx (2.75 x 4.41 approx)

Laminate flooring, double glazed window to the side elevation, wall mounted radiator, wood panelling.

### Bedroom Three

5'11" x 10'10" approx (1.81 x 3.31 approx)

Laminate flooring, double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

4'10" x 8'11" approx (1.49 x 2.72 approx)

Vinyl tile effect flooring, wood panelling, UPVC splashbacks, wall mounted radiator, three piece suite comprising panelled bath with mixer tap and matte black mains fed waterfall shower above, vanity wash hand basin with matte black mixer tap, WC.

### Rear of Property

To the rear of the property there is an enclosed rear garden mainly laid to lawn, pebbled borders with a range of plants and shrubbery planted throughout, fencing to the boundaries, small decked seating area, secure gated access to the front of the property.

### 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

Note: All blinds were made to order, they will be left and the curtain poles too.







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		
England & Wales 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		
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.