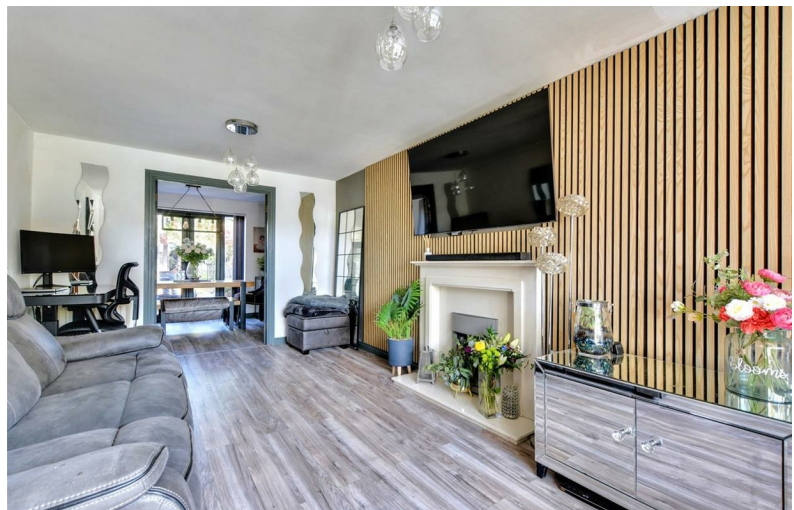


Robert Ellis

look no further...



Flatts Lane
Calverton, Nottingham NG14 6PA

Guide Price £450,000 Freehold

A FIVE BEDROOM DETACHED FAMILY
PROPERTY OVER THREE FLOORS.

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@robertellisea



*** GUIDE PRICE £450,000 - £460,000 ***

A SPACIOUS AND VERSATILE FIVE BEDROOM DETACHED FAMILY HOME WITH THREE EN-SUITES, MULTIPLE RECEPTION SPACES AND ACCOMMODATION ARRANGED OVER THREE FLOORS.

Robert Ellis are pleased to bring to the market this substantial five bedroom detached home, positioned on the ever-popular Flatts Lane in the heart of Calverton village. The property offers well-balanced and generously proportioned accommodation across three floors, making it an ideal home for growing families.

To the ground floor, the property features a welcoming entrance hall with cloakroom and ground floor W/C, a spacious living room, and a dining area which opens into a well-appointed fitted kitchen — creating a superb open-plan space for family meals and entertaining. There is also an additional sitting room to the rear, ideal as a snug, playroom or home office.

Upstairs, there are five good-sized bedrooms, including a fantastic principal bedroom with its own en-suite shower room. Two further bedrooms also benefit from en-suite facilities, with a separate family bathroom serving the remaining accommodation.

Outside, a tandem driveway provides ample off-street parking leading to a large 31ft garage, ideal for storage or workshop use. The enclosed rear garden has been designed for low maintenance and provides a private outdoor space for relaxing or entertaining.

The property is situated close to excellent local amenities, including shops, schools for all ages and a range of recreational facilities. Calverton is a highly regarded village offering a strong sense of community while remaining conveniently located for access to Nottingham and surrounding areas.

Internal viewing is strongly recommended to fully appreciate the size and quality of accommodation on offer.



Front of Property

To the front of the property there is hedging to the boundary providing natural screening, pathway to the front entrance door, driveway to the side providing ample off the road vehicle hardstanding.

Entrance Hallway

A modern double glazed composite entrance door to the front elevation, UPVC double glazed window, wall mounted radiator, storage cupboard providing useful additional storage space, laminate flooring, staircase leading to the first floor landing, ceiling light point, panelled doors leading through to:

Ground Floor Cloakroom

4'9" x 4'0" approx (1.45m x 1.24m approx)

Low level flush WC, pedestal wash hand basin, tiled splashbacks, tiling to the floor, ceiling light point, extractor fan.

Fitted Kitchen

18'7" x 10'10" approx (5.66m x 3.30m approx)

This fantastic modern extended kitchen benefits from having a range of contemporary wall and base units incorporating quartz worktops over, 1 1/2 bowl stainless steel undercounter sink with swan neck mixer tap above, integrated dishwasher, space and point for freestanding range cooker, integrated washing machine, integrated fridge freezer, recessed spotlights to the ceiling, stainless steel extractor hood, understairs storage cupboard providing useful additional storage space, laminate flooring, gas central heating boiler housed within matching storage cabinet, openings through to extended garden room seating area and dining room.

Dining Room

10'9" x 8'4" approx (3.28m x 2.54m approx)

UPVC double glazed French doors leading to the landscaped rear garden, ceiling light point, laminate floor covering, internal glazed door leading through to living room, feature vertical radiator, archway open through to fitted kitchen.

Garden Room

10'4" x 11'09" approx (3.15m x 3.58m approx)

With bi-fold doors leading out to the landscaped rear garden, laminate floor covering, recessed spotlights to the ceiling, archway leading through to open dining kitchen, feature vertical radiator, vaulted ceiling with Velux roof lights opening up the space and flooding with natural daylight within.

Garage

9'2" x 31'8" approx (2.79m x 9.65m approx)

Electric up and over door to the front elevation, side access door, light and power.

Living Room

20' x 10'1" approx (6.10m x 3.07m approx)

UPVC double glazed bay fronted window to the front elevation, ceiling light point, feature gas fireplace incorporating stone surround and hearth, laminate floor covering, internal French doors leading through to the extended dining kitchen, feature acoustic panelling to the wall, two wall mounted radiators, internal glazed door leading through to the inner entrance hallway.

First Floor Landing

Wall mounted radiator, staircase leading to the second floor landing, feature glazed balustrades, storage cupboard housing Megaflow heating system, panelled doors leading off to:

Bedroom One

16'2" x 10'4" approx (4.93m x 3.15m approx)

UPVC double glazed windows to the front and side elevations, wall mounted radiator, built-in wardrobes providing ample storage space, panelled door leading to the en-suite shower room.

En-Suite Shower Room

6'08" x 5' approx (2.03m x 1.52m approx)

UPVC double glazed window to the front elevation, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, chrome heated towel rail, laminate floor covering, recessed spotlights to the ceiling, extractor fan.

Bedroom Two

8'5" x 11' approx (2.57m x 3.35m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, built-in wardrobes providing ample storage space.

Bedroom Three

9'2" x 10'6" approx (2.79m x 3.20m approx)

UPVC double glazed windows to the rear elevation, wall mounted radiator, built-in wardrobes providing ample storage space, panelled door leading to the en-suite shower room.

En-Suite Shower Room

5' x 4'10" approx (1.52m x 1.47m approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, chrome heated towel rail, laminate floor covering, recessed spotlights to the ceiling, extractor fan.

Family Bathroom

5'6" x 12'5" approx (1.68m x 3.78m approx)

Modern four piece suite comprising panelled bath, pedestal wash hand basin, low level flush WC, walk-in shower enclosure with mains fed shower above, UPVC double glazed window to the front elevation, heated towel rail, recessed spotlights to the ceiling, tiled splashbacks, extractor fan.

Second Floor Landing

Ceiling light point, feature glazed balustrades, Velux roof light to rear elevation, panelled doors leading off to:

Bedroom Four

10'05" x 18'08" approx (3.18m x 5.69m approx)

UPVC double glazed window to the front elevation, wall mounted radiators, ceiling light point, built-in wardrobes, panelled door leading to en-suite shower room.

En-Suite Shower Room

6'07" x 6'08" approx (2.01m x 2.03m approx)

Modern white three piece suite comprising walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, Velux roof light to the rear elevation, heated towel rail recessed spotlights to the ceiling, extractor fan, mosaic tiled splashbacks.

Bedroom Five

8'01" x 22' approx (2.46m x 6.71m approx)

This fitted double bedroom comprises UPVC double glazed window to the front elevation and Velux roof light to the rear elevation, wall mounted double radiators, loft access hatch.

Rear of Property

To the rear of the property there is an extended landscaped rear garden with mature shrubs and trees planted to the borders, paved patio area, fencing to the boundaries, raised flowerbeds with artificial lawn for ease of maintenance, both bi-fold and French doors lead into the extended dining kitchen.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

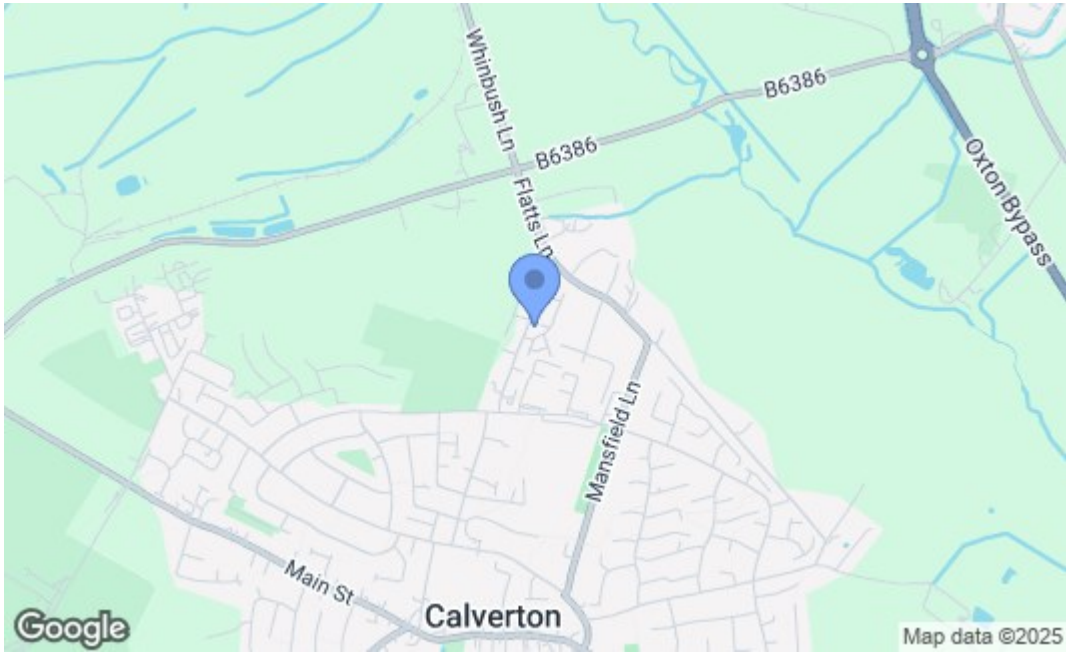
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 ₂) 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.