



**Broom Road  
Calverton, Nottingham NG14 6HD**

**EXTENDED FOUR BEDROOM SEMI  
DETACHED FAMILY HOME IN IDYLIC  
CALVERTON**

**Offers Over £270,000 Freehold**



\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*

Welcome to this beautifully extended four-bedroom semi-detached family home situated on the sought-after Broom Road in Calverton. This substantial property offers versatile and spacious living throughout, making it the perfect choice for growing families or those seeking a peaceful suburban lifestyle with excellent local connections.

Step inside to discover a bright and airy double reception room, ideal for relaxing or entertaining. The heart of the home is the stunning open-plan kitchen/diner, which seamlessly flows into a separate dining room and conservatory, creating a generous and sociable living space.

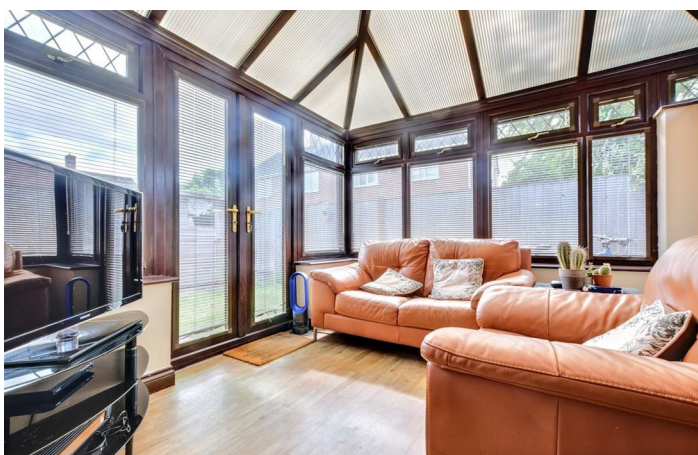
Upstairs, you'll find two well-proportioned double bedrooms, two spacious single bedrooms, and a brand new, contemporary three-piece family bathroom.

Externally, the property benefits from off-road parking, a neatly maintained front garden, and a private rear garden—perfect for summer barbecues and outdoor play.

Located just a short walk from Calverton village centre, the property enjoys close proximity to a range of local shops, amenities, and schools. Arnold town centre is only a few minutes' drive away, offering a vibrant high street, leisure facilities, and supermarkets. The home is also ideally placed for access to local parks and green spaces, while the nearby countryside offers beautiful walking and cycling routes. Excellent public transport links and convenient road access make commuting into Nottingham city centre both quick and easy.

This is a rare opportunity to secure a large family home in one of Calverton's most desirable areas. Early viewing is highly recommended to appreciate the space and lifestyle on offer.

Contact us today to arrange your viewing!



### Entrance Hallway

9'6" x 11'1" approx (2.9 x 3.4 approx)

Entrance door to the side elevation, double glazed leaded windows to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, storage cupboard housing the boiler providing useful additional storage space, carpeted staircase leading to the first floor landing, doors leading off to:

### Dining Room

12'9" x 17'4" approx (3.9 x 5.3 approx)

Carpeted flooring, two double glazed leaded windows to the side elevation, built-in storage cupboard, wall mounted radiator, fireplace with tiled hearth and wooden surround, wooden panelling to the ceiling, wall light points, door

### Dining Kitchen

24'3" x 7'10" approx (7.4 x 2.4 approx)

Two double glazed leaded windows to the side and rear elevations, double glazed door to the side elevation leading to the rear garden, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, integrated dishwasher, integrated microwave, space for a range cooker with extractor hood above, space and point for a freestanding American style fridge freezer, tiled splashbacks, linoleum flooring, wooden panelling to the ceiling, ample space for dining table, two wall mounted radiators, internal glazed French doors leading through to the lounge, double glazed leaded French doors leading to the conservatory.

### Conservatory

9'2" x 9'6" approx (2.8 x 2.9 approx)

Double glazed windows to the side and rear elevations, wall mounted radiator, UPVC double glazed French doors to the side elevations leading to the enclosed rear garden, laminate floor covering, lighting and power.

### Lounge

20'8" x 12'1" approx (6.3 x 3.7 approx)

Carpeted flooring, double glazed bay fronted window to the front elevation, coving to the ceiling, two wall mounted radiators, carpeted flooring, wall mounted electric fire, internal glazed French doors leading through to the dining kitchen, door leading through to the hallway.

### First Floor Landing

Coving to the ceiling, recessed spotlights to the ceiling, loft access hatch, wall mounted radiator, carpeted flooring, doors leading off to:

### Family Bathroom

5'10" x 7'10" approx (1.8 x 2.4 approx)

Double glazed leaded window to the rear elevation, handwash basin with mixer tap and storage below, WC, panelled bath with mains fed rainwater shower above, tiled splashbacks, linoleum floor

covering, chrome heated towel rail, recessed spotlights to the ceiling.

### Bedroom One

10'9" x 12'1" approx (3.3 x 3.7 approx)

Carpeted flooring, wall mounted radiator, coving to the ceiling, double glazed leaded window to the front elevation, built-in storage cupboard providing ample additional storage space.

### Bedroom Two

10'9" x 9'6" approx (3.3 x 2.9 approx)

Carpeted flooring, coving to the ceiling, wall mounted radiator, double glazed leaded window to the front elevation, built-in wardrobes providing ample additional storage space.

### Bedroom Three

8'6" x 9'2" approx (2.6 x 2.8 approx)

Carpeted flooring, coving to the ceiling, wall mounted radiator, double glazed leaded window to the rear elevation, recessed spotlights to the ceiling.

### Bedroom Four

9'2" x 8'6" approx (2.8 x 2.6 approx)

Carpeted flooring, wall mounted radiator, double glazed leaded window to the rear elevation, recessed spotlights to the ceiling.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with garden laid to lawn, shed, paved pathway to the front of the property, external security lighting, fencing to the boundaries.

#### Front of Property

To the front of the property there is a gated driveway providing off the road parking, outdoor water tap, pathway leading to the rear of the property, garden laid to lawn, gated pathway leading to the entrance door, walled boundaries.

### 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

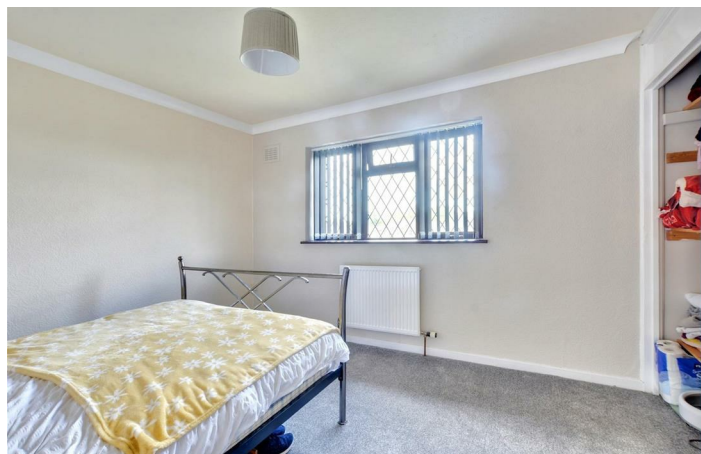
Flood Risk: No flooding in the past 5 years

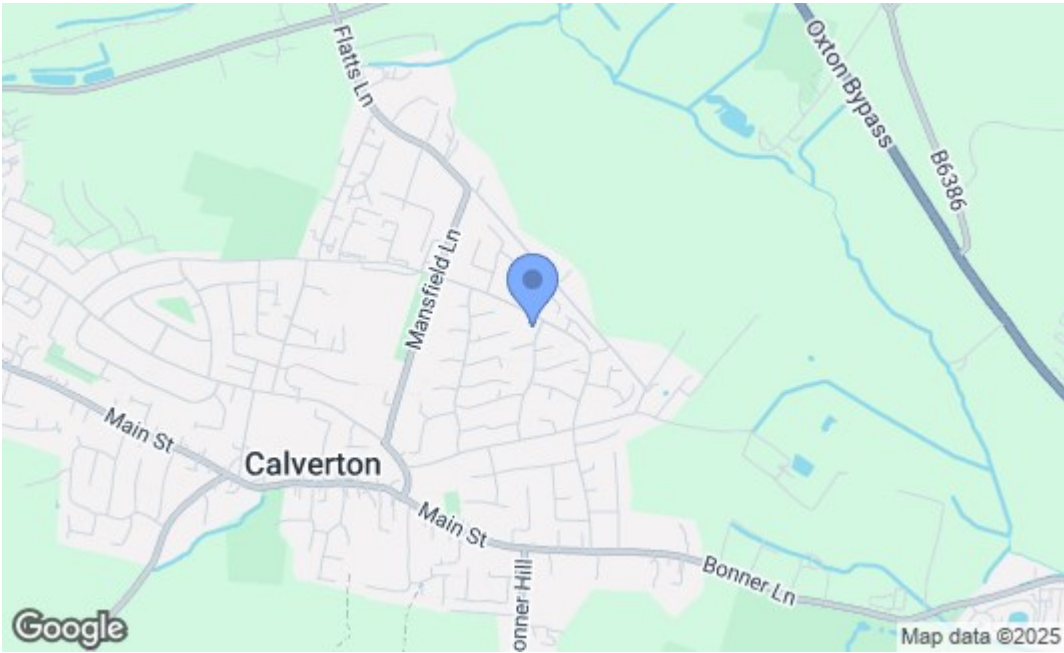
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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.