

# Robert Ellis

*look no further...*



Paddock Close,  
Calverton, Nottingham  
NG14 6GJ

**£255,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea

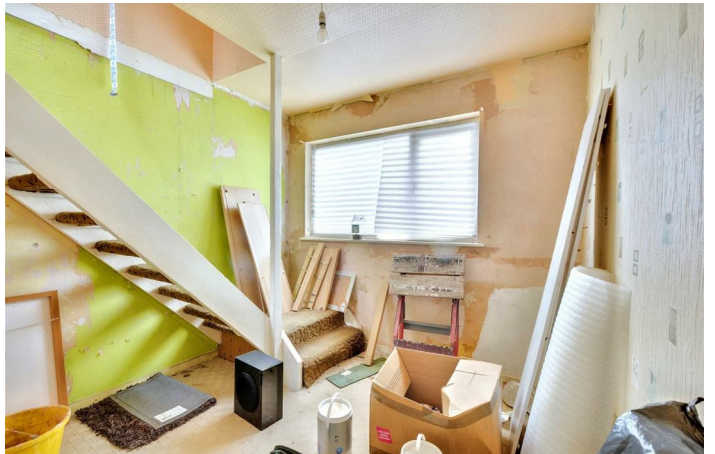


#### NO UPWARD CHAIN – CORNER PLOT – REFITTED SHOWER ROOM

Robert Ellis are delighted to bring to market this two-bedroom detached bungalow situated in a quiet cul-de-sac within the highly regarded village of Calverton. Occupying a generous corner plot, the property offers well-presented accommodation with excellent scope to further develop (subject to the necessary permissions).

The layout comprises a welcoming living room, a modern open plan dining kitchen, two bedrooms, and a refitted shower room. Outside, the bungalow enjoys gardens to the front, side, and rear, offering privacy and potential for landscaping or extension.

Located close to local amenities, bus routes, and open countryside walks, this home would make an ideal downsize, first purchase, or investment opportunity. Viewing is highly recommended to appreciate the position and potential of this lovely home.



### Open Plan Dining Kitchen

12'9 x 17'6 approx (3.89m x 5.33m approx)

UPVC double glazed leaded door to the front, UPVC double glazed windows to the front and side, this open plan L shaped dining kitchen offers a bright, open versatile space. Accessed via the front entrance door with a spacious dining area, glazed doors leading to the living room and inner entrance hallway, range of matching wall and base units incorporating laminate work surfaces above, integrated oven with gas hob over and extractor above, stainless steel sink with a mixer tap, space and plumbing for an automatic washing machine, laminate flooring, ceiling light point, coving, recessed spotlights, side UPVC double glazed access door, integrated dishwasher, space and point for a free standing fridge freezer, panelled door to:

### Boiler House

Housing the combination boiler, wall mounted electric consumer unit and shelving for additional storage.

### Inner Entrance Hallway

12'7 x 5'4 approx (3.84m x 1.63m approx)

Spacious storage cupboard with shelving and panelled doors to:

### Bedroom 1

10' x 15' approx (3.05m x 4.57m approx)

UPVC double glazed window to the rear, ceiling light point, radiator, built-in storage cupboard.

### Bedroom 2

9'1 x 12'10 approx (2.77m x 3.91m approx)

Double glazed window to the rear, ceiling light point, open to loft space.

### Bathroom

8'6 x 5'2 approx (2.59m x 1.57m approx)

Double glazed window to the rear, low flush w.c., pedestal wash hand basin, walk-in shower enclosure featuring electric shower above, tiled splashbacks, chrome heated towel rail, recessed spotlights to the ceiling and linoleum flooring.

### Living Room

11'11 x 15'5 approx (3.63m x 4.70m approx)

UPVC double glazed windows to the front and side, ceiling light point, coving, radiator and internal glazed door to open plan dining kitchen.

### Outside

The property sits on a spacious corner plot with gardens to the front, side and rear, mature shrubs and trees planted to the borders, fencing to the boundaries.

There is an enclosed rear garden garden laid to lawn with a rear driveway, outside lighting and water tap.

### Council Tax

Nottingham Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

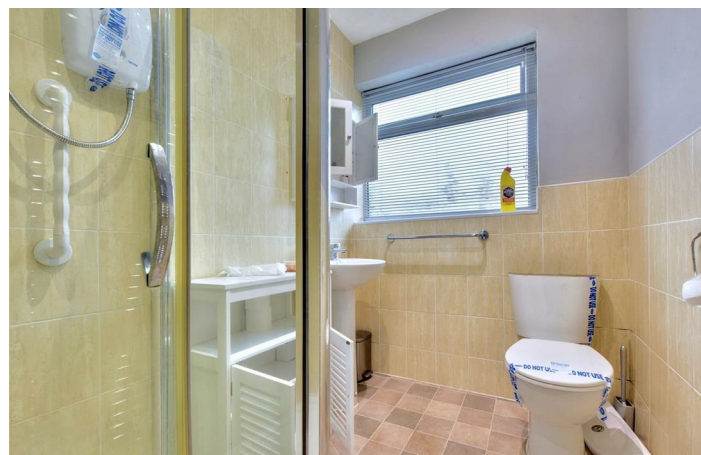
Flood Risk – No flooding in the past 5 years

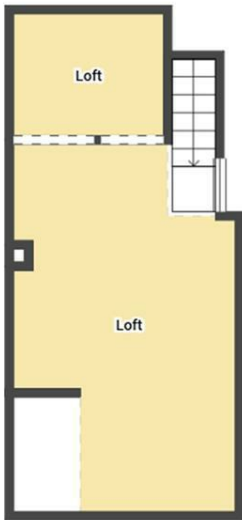
Flood Defenses – No

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                                                       |         | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 42      |           |
| (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.