



Newman Road  
Calverton, Nottingham NG14 6LG

A THREE BEDROOM SEMI DETACHED  
FAMILY HOME FOR SALE IN CALVERTON!

**Offers In The Region Of £215,000 Freehold**



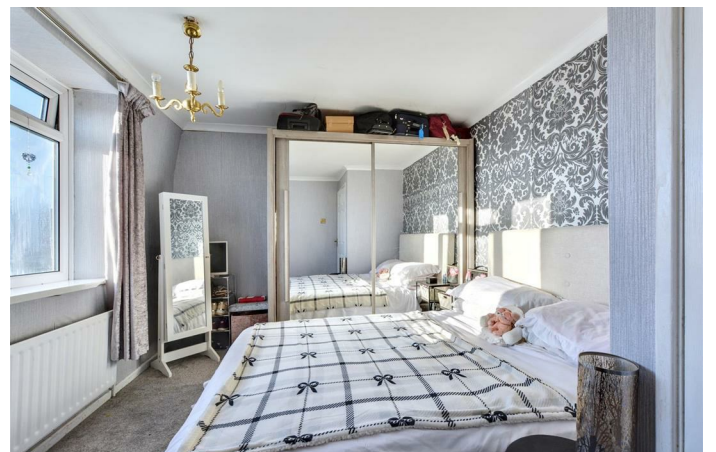
This attractive three-bedroom semi-detached family home is situated in a popular and convenient location on Newman Road, Calverton. Ideally positioned close to a range of local schools, shops and excellent transport links, the property also benefits from easy access to the neighbouring areas of Mapperley and Arnold, making it perfect for families and commuters alike.

Upon entering the property, you are welcomed into a useful entrance porch/hallway which opens seamlessly into the main living room, creating a bright and inviting space ideal for relaxing or entertaining. A door from the living room leads into an inner hallway, which provides access to the ground floor bathroom, the fitted kitchen, a door opening out to the rear garden, and stairs rising to the first floor.

The first floor offers three well-proportioned bedrooms, a separate WC for added convenience, and access to the loft, providing additional storage potential.

Outside, the property continues to impress. To the rear is a generous, enclosed lawned garden, ideal for children, pets or outdoor dining. To the front, there is a driveway offering off-road parking, along with a garden area and the benefit of additional on-street parking.

This is a fantastic opportunity to acquire a family home in a sought-after location — early viewing is highly recommended. Do not miss out.



### Entrance Porch

UPVC double glazed entrance door giving access into the entrance porch comprising two UPVC double glazed windows the side elevations, open through to the lounge.

### Lounge

17'65 x 20'59 approx (5.18m x 6.10m approx)  
UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, dado rail, fireplace with tiled hearth and wooden surround.

### Inner Hallway

Tiled flooring, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, staircase leading to the first floor landing, wall mounted radiator, coving to the ceiling, doors leading off to:

### Kitchen Diner

11'72 x 11'02 approx (3.35m x 3.40m approx)  
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, spotlights to the ceiling, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for an oven with extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine.

### Downstairs Bathroom

4'95 x 9'61 approx (1.22m x 2.74m approx)  
Tiled flooring, tiled splashbacks, vanity wash hand basin with mixer tap, UPVC double glazed window to the rear elevation, heated towel rail, WC, bath with mixer tap and mains fed shower.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

### Upstairs WC

Dado rail, UPVC double glazed window to the side elevation, WC.

### Bedroom One

11'72 x 10'45 approx (3.35m x 3.05m approx)  
UPVC double glazed window to the front elevation,

carpeted flooring, wall mounted radiator, coving to the ceiling.

### Bedroom Two

11'41 x 12'17 approx (3.35m x 3.66m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, built-in storage cupboard.

### Bedroom Three

5'79 x 12'18 approx (1.52m x 3.66m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, dado rail.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking and front garden.

#### Rear of Property

To the rear of the property there is a spacious enclosed rear garden with lawned area, patio space, fencing to the boundaries, brick-built store, outdoor power and water tap.

### 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 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

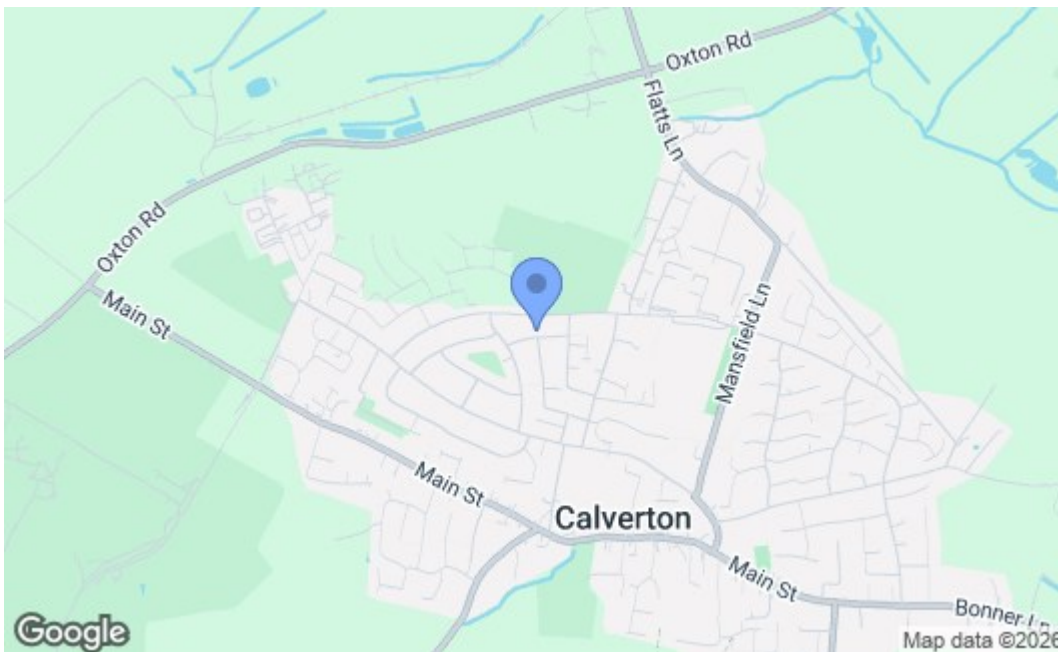
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.