



Main Street  
Calverton, Nottingham NG14 6FE

TWO BEDROOM SEMI-DETACHED  
COTTAGE

**Guide Price £325,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



\*\*\*GUIDE PRICE £325,0000 - £335,000\*\*\*

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET this beautifully presented character cottage occupying a prominent and convenient position on Main Street in the heart of Calverton, retaining a wealth of original features while offering well-balanced accommodation ideal for modern living.

The accommodation is arranged over two floors and comprises an entrance porch leading into a charming dining room with exposed beams and a feature fireplace, creating a welcoming space ideal for both everyday use and entertaining. The fitted dining kitchen offers a range of wall and base units with integrated appliances and provides access to the rear courtyard. There is also a cosy living room, again featuring character detailing and a wood-burning stove, completing the ground floor accommodation.

To the first floor, the landing gives access to two well-proportioned bedrooms, both enjoying pleasant outlooks, and a modern shower room which has been finished in a style sympathetic to the age of the property.

Outside, the property benefits from a block paved driveway providing off-road parking, along with an enclosed courtyard style garden ideal for low maintenance outdoor seating. In addition, there is a second garden area, offering further outdoor space which is ideal for entertaining, gardening, or relaxing, providing a rare and attractive feature for a property of this style and location.

The property is ideally positioned for easy access to Calverton's wide range of local amenities including shops, schools, leisure facilities and transport links into Nottingham City Centre and surrounding areas.

An early viewing is highly recommended to fully appreciate the character, location and external space on offer.



## Lobby

Glazed door to the front elevation leading to the inner lobby, tiling to the floor, staircase leading to the first floor landing, internal panelled doors leading off to:

## Living Room

13' x 14'10 approx (3.96m x 4.52m approx)

Georgian style bay window to the front elevation, original beamed ceiling, ceiling light point, laminate floor covering, feature fireplace incorporating multi-fuel burner with hearth, storage cupboards and shelving built in to the chimney recess with inset lighting, wall mounted double radiator.

## Dining Room

12'3 x 11'7 approx (3.73m x 3.53m approx)

UPVC double glazed window to the front elevation, tiling to the floor, wall mounted radiator, understairs storage cupboard, multi-fuel cast iron burner with wooden mantle over, original beamed ceiling, glazed door leading to the porch, internal door leading to the fitted kitchen.

## Front Porch

2'7 x 6'6 approx (0.79m x 1.98m approx)

Double French doors to the front elevation, windows either side, feature Minton tiled flooring, wall light point, additional storage space with glazed door leading to the dining room.

## Fitted Kitchen

8'11 x 11'08 approx (2.72m x 3.56m approx)

A range of matching wall and base units incorporating Granite and wooden worksurfaces over, undercounter Belfast sink with swan neck mixer tap over, integrated SMEG oven with four ring SMEG gas hob over and extractor hood above, tiled splashbacks, tiling to the floor, space and plumbing for an automatic washing machine, space and plumbing for a freestanding dishwasher, space and point for a freestanding fridge freezer, wall mounted double radiator, boiler cupboard housing the Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, UPVC double glazed window to the side elevation and UPVC double glazed French doors leading to the porch and courtyard garden.

## Rear Porch

Oak structure with glazed windows to the side, ceiling light point, open with steps leading to the courtyard garden.

## Outside

Enclosed walled courtyard garden offering additional private enclosed seating space, secure gated access to the front of

the property with further storage/garden and driveway to the side of the property.

## First Floor Landing

Carpeted flooring, ceiling light points, UPVC double glazed window to the side elevation, feature stainless steel column radiator, panelled doors leading off to:

## Bedroom One

12'2 x 13'8 approx (3.71m x 4.17m approx )

UPVC double glazed window to the front elevation, ceiling light point, feature decorative cast iron fireplace, built-in storage cupboard over the stairs providing useful additional storage space, wall mounted double radiator.

## Bedroom Two

12'4 x 9'2 approx (3.76m x 2.79m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point.

## Family Bathroom

9'01 x 6'08 approx (2.77m x 2.03m approx)

Modern three piece suite comprising walk-in shower enclosure with Victorian rain water shower head above, vanity wash hand basin, high level flush WC, UPVC double glazed window to the side elevation, feature tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, chrome heated towel rail, door leading to additional storage.

## Storage/Study Nook

8'09 x 4'07 approx (2.67m x 1.40m approx)

UPVC double glazed window to the side elevation, tiling to the floor, loft access hatch, ceiling light point, built-in storage cupboard.

## Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

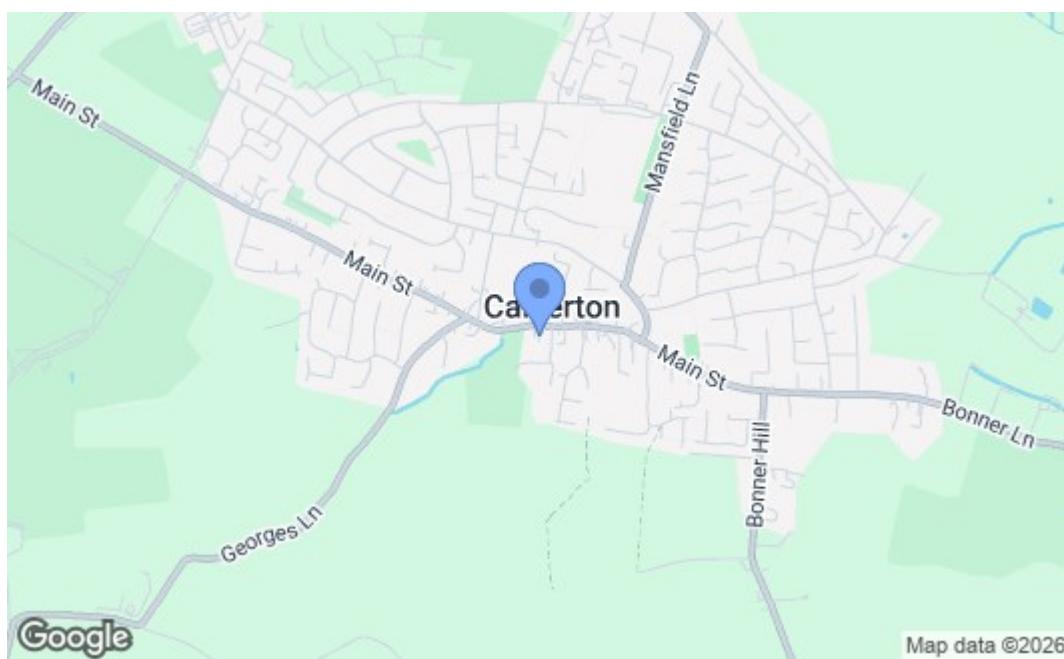
Non-Standard Construction: No

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	
(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.