

Clover Fields,  
Calverton, Nottingham  
NG14 6PN

**£225,000 Freehold**



\*\* BEAUTIFUL STARTER HOME \*\*

Robert Ellis Estate Agents are proud to bring to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED HOME situated on a CORNER PLOT in CALVERTON, NOTTINGHAM.

Upon entry, you are welcomed into the porch which leads through to the lounge, kitchen diner with sliding doors into the conservatory. Off the conservatory, you have access to the garage, alongside French doors to the enclosed, low maintenance rear garden with block paved patio, flower beds and more.

Stairs lead to landing, first double bedroom with airing cupboard, second bedroom and modern family bathroom featuring a three piece suite.

The property benefits from a corner plot, with the front offering low maintenance lawns and a block paved driveway for at least 2 cars and access to the integral garage.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this UNIQUE opportunity- Contact the office now to arrange your appointment!



#### Entrance Porch

3'6" x 4'3" approx (1.07 x 1.30 approx)

UPVC double glazed window to the front elevation, UPVC double glazed entrance door.

#### Lounge

13'10" x 12'6" approx (4.22 x 3.83 approx)

Double wall mounted radiator, UPVC double glazed window to the front elevation, feature fireplace with marble hearth and electric fire.

#### Kitchen Diner

12'6" x 9'4" approx (3.83 x 2.86 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed window, double glazed sliding door leading to the conservatory.

#### Conservatory

12'5" x 8'11" approx (3.81 x 2.73 approx)

Wall mounted radiator, UPVC double glazed window, UPVC double glazed French doors leading out to the garden.

#### First Floor Landing

7'9" x 6'1" approx (2.38 x 1.86 approx)

Carpeted flooring, doors leading off to:

#### Bedroom One

9'9" x 12'7" approx (2.98 x 3.85 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

#### Airing Cupboard

3'2" x 3'2" approx (0.99 x 0.98 approx)

Shelving.

#### Bedroom Two

12'7" x 6'7" approx (3.85 x 2.03 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

#### Bathroom

#### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for at least two cars.

#### Garage

18'0" x 8'6" approx (5.49 x 2.60 approx)

Up and over door, wall mounted boiler, light and power.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, flowerbeds to the borders.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

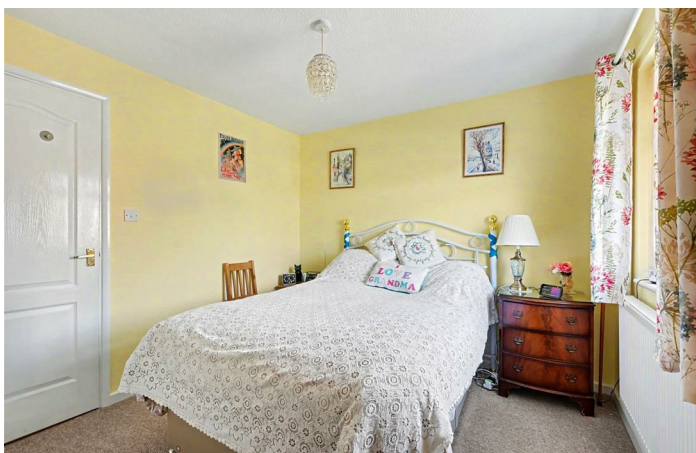
Flood Risk: No flooding in the past 5 years

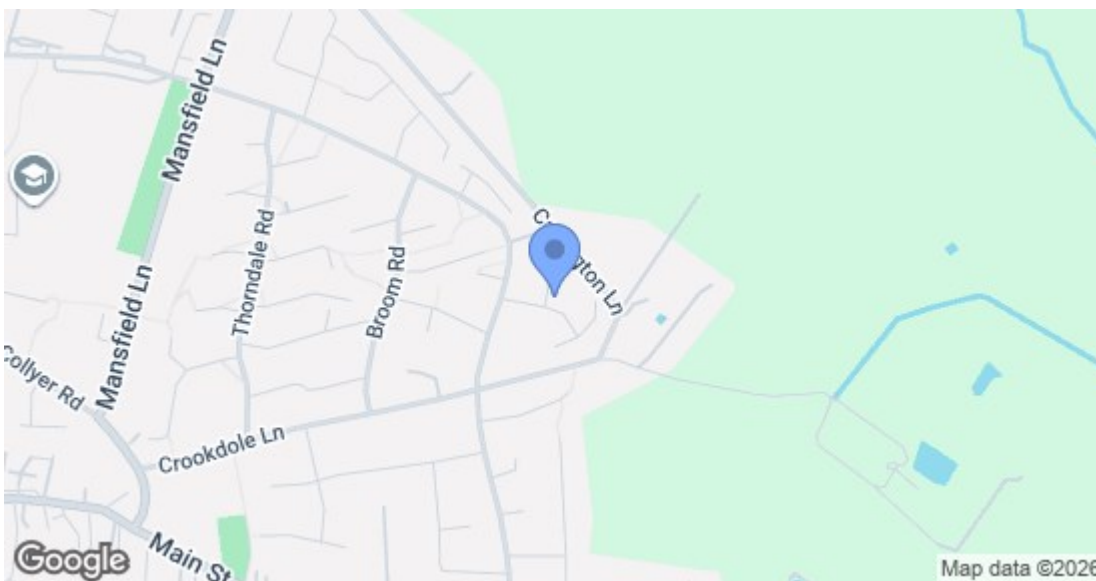
Flood Defences: No

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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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	
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			
<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.