



Main Street  
Calverton, Nottingham NG14 6FJ

A FANTASTIC FOUR BEDROOM HOME FOR SALE  
IN CALVERTON!

**Offers In The Region Of £450,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this spacious and characterful four bedroom family home, ideally situated in the heart of the popular village of Calverton. Offering generous and versatile accommodation throughout, this well-presented property is perfectly suited to growing families looking for both space and practicality in a highly sought-after location.

The accommodation begins with a welcoming entrance hallway, which also provides a useful utility area, alongside a convenient ground floor WC. The impressive lounge is undoubtedly the heart of the home, boasting exposed beams, a feature fireplace with log burner, Velux windows and French doors opening onto the rear garden, creating a warm and inviting living space. The modern kitchen diner is fitted with a range of integrated appliances, ample worktop space and bi-fold doors leading directly onto the garden, making it ideal for both family life and entertaining.

To the first floor are four well-proportioned bedrooms. The spacious principal bedroom benefits from its own en-suite shower room and Juliette balconies, while a further bedroom also enjoys French doors opening onto a Juliette balcony. The remaining bedrooms are generous in size, with one featuring built-in wardrobes, all served by a stylish family bathroom complete with a jacuzzi bath and separate shower.

Externally, the property enjoys a driveway providing off-road parking, a useful covered carport with gated access to the rear, and a generous enclosed rear garden. The garden is mainly laid to lawn and is complemented by a shed, pond and a variety of mature fruit trees, creating a wonderful outdoor space for families and keen gardeners alike.

Situated within easy reach of well-regarded schools, local shops, cafés and everyday amenities, the property also benefits from excellent transport links to Nottingham and surrounding areas. This is a fantastic opportunity to purchase a spacious family home in a desirable village location.



### Entrance Hallway

9'62 x 7'21 approx (2.74m x 2.13m approx)

This spacious entrance hallway also offers ideal utility space comprising composite entrance door to the side elevation, tiled flooring, wall mounted radiator, door leading through to the WC, door leading through to the lounge, access to the kitchen diner, space and plumbing for a washing machine, base unit with work surface over, UPVC double glazed window to the front elevation.

### WC

UPVC double glazed window to the side elevation, wash hand basin with mixer tap, tiled flooring, WC, recessed spotlights to the ceiling.

### Kitchen Diner

13'77 x 13'99 approx (3.96m x 3.96m approx)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, UPVC double glazed window to the front and side elevations, integrated fridge freezer, integrated oven, integrated microwave, four ring gas hob, freestanding Rayburn fuel cooker (not connected to heating system), tiled splashbacks, tiled flooring, vertical wall mounted radiator, recessed spotlights to the ceiling, double glazed bi-folding doors leading out to the rear garden.

### Lounge

33'08 x 13'25 approx (10.26m x 3.96m approx)

UPVC double glazed windows to the front and rear elevations, carpeted flooring, tiled flooring, two wall mounted radiators, understairs storage, exposed beams, feature fireplace, log burner, two Velux windows, UPVC double glazed French doors leading out to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, wall mounted radiator, doors leading off to:

### Loft

Boarded.

### Bathroom

7'94 x 7'76 approx (2.13m x 2.13m approx)

Tiled flooring, UPVC double glazed window to the front elevation, handwash basin with mixer tap, WC, jacuzzi bath with mixer tap, shower enclosure with mains fed shower over.

### Bedroom Four

12'30 x 7'84 approx (3.66m x 2.13m approx)

UPVC double glazed French doors with Juliet balcony to the rear elevation, recessed spotlights to the ceiling, carpeted flooring, wall mounted radiator.

### Bedroom Three

10'64 x 9'81 (to the wardrobes) approx (3.05m x 2.74m (to the wardrobes) approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built in wardrobes, carpeted flooring, loft access.

### Bedroom Two

14'11 x 9'56 approx (4.55m x 2.74m approx)

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

### Bedroom One

20'71 x 8'90 approx (6.10m x 2.44m approx)

Two UPVC double glazed windows to the side elevation, UPVC double glazed French doors to Juliet balconies, recessed spotlights to the ceiling, carpeted flooring, wall mounted radiator, door leading through to the en-suite.

### En-Suite

UPVC double glazed window to the front elevation, corner vanity wash hand basin with mixer tap, WC, shower enclosure with electric shower, recessed spotlights to the ceiling, tiled splashbacks, tiled flooring, wall mounted radiator.

### Front of Property

To the front of the property there is a driveway providing off the road parking and a front garden being laid mainly to lawn.

### Carport

Gated access to the rear, cold water tap, external power.

### Rear of Property

To the rear of the property there is a generous enclosed rear garden with garden laid to lawns, shed, pond, apple trees, damsons, plum tree, cherry tree, hedged and fenced boundaries.

### 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 18mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

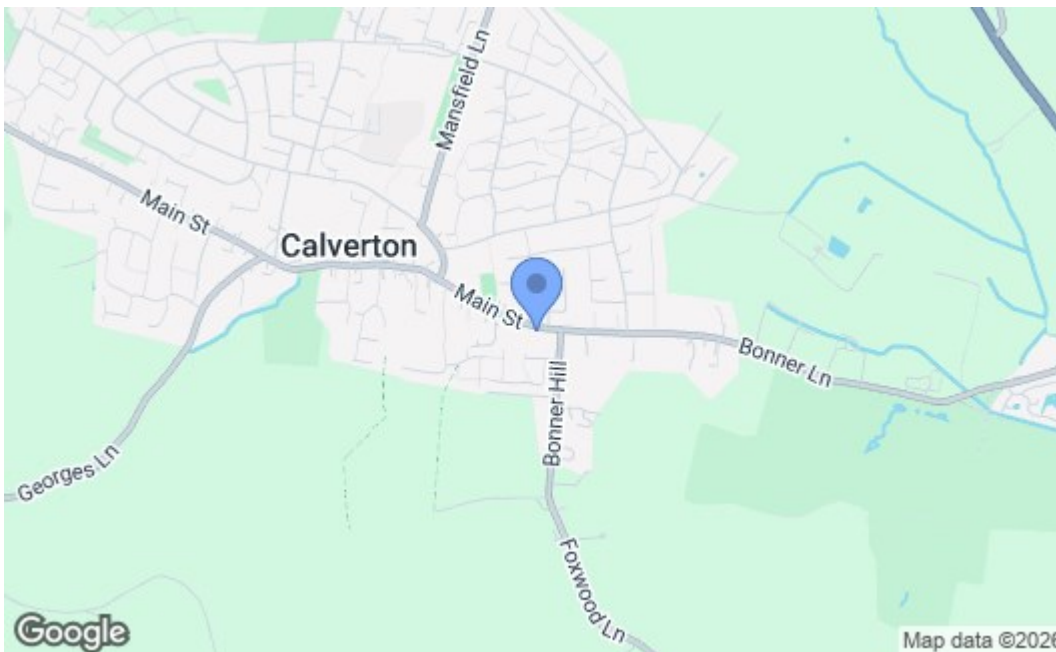
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<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.