

Renals Way
Calverton, Nottingham NG14 6PH

A THREE BEDROOM, DETACHED FAMILY HOME SITUATED IN CALVERTON, NOTTINGHAM.

£290,000 Freehold



** IDEAL FAMILY HOME **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DETACHED FAMILY HOME situated in CALVERTON, NOTTINGHAM.

Situated in a sought after quiet and peaceful residential location, readily accessible for a range of local amenities, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

Upon entry, you are welcomed into the hallway which leads through to the lounge diner, kitchen with fitted units and conservatory. Stairs leading to landing, first double bedroom, second double bedroom, third bedroom and modern family bathroom featuring a three piece suite.

To the front, there is ample parking via the driveway for at least two cars, alongside access to the garage. The rear of the property offers a low maintenance, private garden which buyers can enjoy immediately.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now to arrange your viewing!



Entrance Hallway

10'5" x 6'10" approx (3.2 x 2.1 approx)

UPVC double glazed entrance door to the front elevation leading into the Entrance Hallway. UPVC double glazed panels either side. Tiled flooring. Wall mounted radiator. Ceiling light point. Staircase to the First Floor Landing. Internal door and glazed windows leading into Living Room

Living Room

19'0" x 17'8" approx (5.8 x 5.4 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature cast iron fireplace. Built-in under the stairs storage cupboard. Archway open through to Dining Room

Dining Room

8'2" x 9'10" approx (2.5 x 3 approx)

Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen. UPVC double glazed sliding patio doors leading into Conservatory

Kitchen

9'10" x 9'10" approx (3 x 3 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Recessed spotlights to the ceilings. Range of matching wall, base and drawer units incorporating worksurfaces over. Belfast sink with dual heat tap above. Integrated oven. Space and plumbing for automatic washing machine. UPVC double glazed door to the side elevation leading to the enclosed rear garden.

Conservatory

17'0" x 11'1" approx (5.2 x 3.4 approx)

UPVC double glazed French doors leading to the enclosed rear garden. UPVC double glazed windows to the side and rear elevations. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceilings.

First Floor Landing

10'5" x 3'3" approx (3.2 x 1 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Ceiling light point. Loft access hatch. Built-in storage cupboards. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

11'1" x 12'9" approx (3.4 x 3.9 approx)

UPVC double glazed window to the front elevation.

Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Built-in wardrobes

Bedroom 2

9'10" x 11'9" approx (3 x 3.6 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

6'10" x 7'10" approx (2.1 x 2.4 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

8'6" x 5'2" approx (2.6 x 1.6 approx)

UPVC double glazed opaque window to the rear elevation. Laminate flooring. Wall mounted heated towel rail. Partially tiled walls. Ceiling light point. Extractor fan. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Front of Property

To the front of the property there is large driveway providing off the road parking with brick wall and fencing surrounding

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a large patio and a low maintenance stone area with mature shrubbery and trees. Fencing to the boundaries. Access into covered outside bar

Council Tax

Local Authority Gedling

Council Tax band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

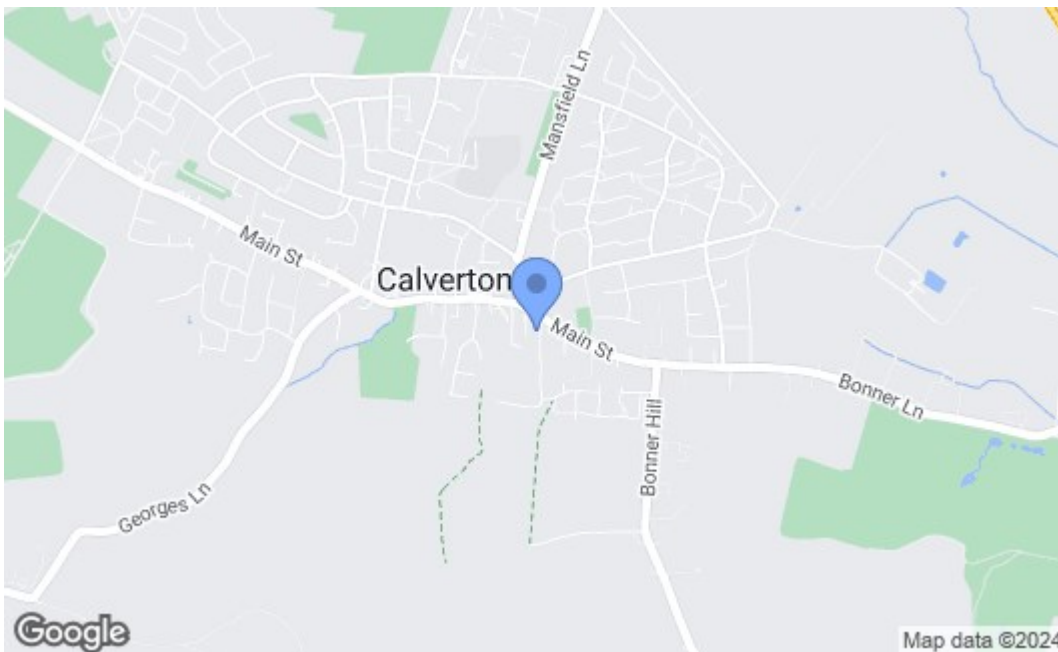
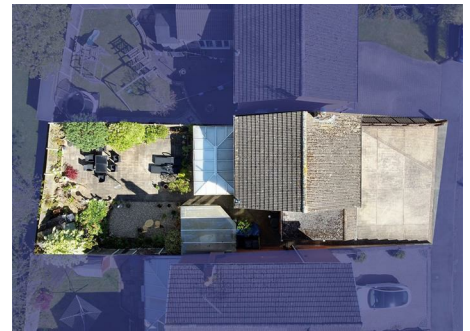
Non-Standard Construction – No

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		69	85
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.