



Clover Fields
Calverton, Nottingham NG14 6PN

A MODERN EXTENDED TWO BEDROOM
END OF TERRACE FAMILY PROPERTY
SITUATED IN CALVERTON, NOTTINGHAM

Asking Price £200,000 Freehold



AN EXTENDED INDIVIDUAL TWO-BEDROOM END OF TERRACE HOME SITUATED IN THE POPULAR LOCATION OF CALVERTON, NOTTINGHAM

Robert Ellis is pleased to be instructed to market this end of terrace property situated in a good family location benefiting from a driveway to the front and side elevations leading to the workshop offering further storage, with an enclosed private garden to the rear. The property has a very homely feel and for the size of the accommodation to be fully appreciated, we recommend interested parties take a full inspection, so they are able to see what is included to both the ground and first floors along with the rear garden.

The property is built of brick to the external elevations under a pitched tiled roof to the main property, and the accommodation derives the benefits of modern gas central heating and double glazing.

In brief, the house includes an entrance porch which leads into the living room with a staircase leading to the first floor landing, a fitted modern kitchen and a conservatory overlooking the rear garden. The stairs lead to the landing with two bedrooms and a modern family bathroom.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, with some located within the village, alongside a secondary school. It is a very desirable location for any growing family.

Contact the office to arrange your viewing today.



Entrance Lobby

4'4 x 3'07 approx (1.32m x 1.09m approx)

Modern double glazed composite entrance door to the side elevation leading into the Entrance Lobby. UPVC double glazed window to the front elevation. Luxury vinyl tile flooring. Ceiling light point. Alarm control panel. Internal door leading into the Living Room

Living Room

14'1 x 12'6 approx (4.29m x 3.81m approx)

UPVC double glazed window to the front elevation. Luxury vinyl tile flooring. Wall mounted radiator. Ceiling light point. Ample space for seating with study area under the stairs. Carpeted staircase to the First Floor Landing. Internal door leading into the Kitchen

Kitchen

12'6x 9'4 approx (3.81m x 2.84m approx)

UPVC double glazed patio sliding doors to the rear elevation leading into the Conservatory. UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of matching wall, base and drawer units incorporating worksurfaces over. 1.5 bowl sink and drainer unit with swan neck dual heat tap above. Integrated oven. 4 ring hob with extractor unit above. Integrated dishwasher Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Wall mounted Baxi gas central heating combination boiler

Conservatory

10'2 x 9'09 approx (3.10m x 2.97m approx)

UPVC double glazed French doors to the rear elevation leading to the enclosed rear garden. UPVC double glazed windows to the side rear elevations. Tiled flooring. Wall mounted radiator. Ceiling light point. Space and point for a freestanding tumble dryer

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

12'9 x 9'8 approx (3.89m x 2.95m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

Bedroom 2

12'9 x 6'8 approx (3.89m x 2.03m approx)

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

Family Bathroom

6'03 x 6'05 approx (1.91m x 1.96m approx)

UPVC double glazed window to the side elevation. Fully tiled walls. Wall mounted towel radiator. Ceiling light point. Modern 3 piece suite comprising of a panel bath with electric Mira shower unit above, vanity wash hand basin with dual heat tap with storage cupboards below and a low level WC

Front of Property

To the front of the property there is a driveway and carport providing off the road parking with access into the workshop. A low maintenance laid to lawn area with a pathway to the front entrance. Outside water socket

Rear of Property

To the rear of the property there is an enclosed rear garden with a large paved patio area with ample space for outdoor seating and entertaining, a laid to lawn area with trees and shrubbery with fencing surrounding

Workshop

Lighting and fully wired

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

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

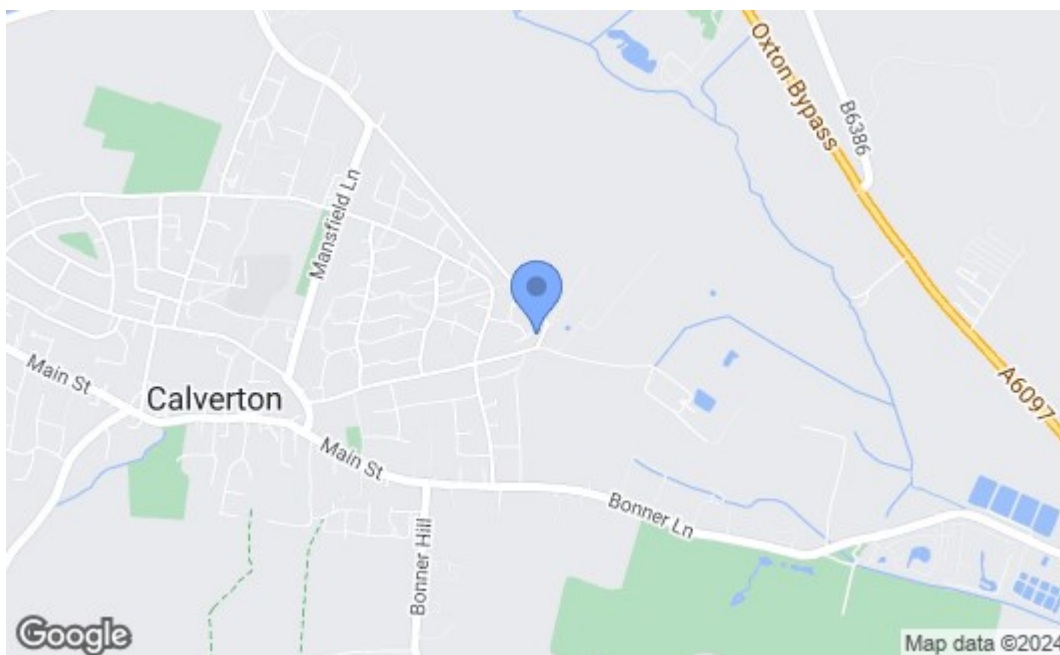
Flood Defences: No

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			89
(81-91) B		73	
(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 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.