



**Broom Road  
Calverton, Nottingham NG14 6HA**

**Guide Price £230,000 Freehold**

A THREE BEDROOM, SEMI-DETACHED  
FAMILY HOME IN CALVERTON,  
NOTTINGHAM.





\*\* IDEAL FAMILY STARTER HOME \*\*

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

Situated in this 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 hall which leads to the lounge, dining kitchen with fitted units, utility room, ground floor WC, under stairs storage cupboard and stairs to landing, first double bedroom, second double bedroom third bedroom, family bathroom and separate WC.

The front of the house offers a garden with a pathway, large driveway and garage. To the rear of the property there is a larger than average enclosed rear garden being made mainly to lawn with a low maintenance gravel area, patio area and further additional section to the garden incorporating raised vegetable beds.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY - Selling with NO UPWARD CHAIN. Contact the office to arrange your viewing.





### Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway. Wall mounted radiator. Ceiling light points. Staircase leading to the first floor landing. Internal glazed doors leading into living room and kitchen diner.

### Living Room

10'3 x 19'1 approx (3.12m x 5.82m approx)

UPVC double glazed sectional bay window to the front elevation. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Feature fireplace incorporating wooden mantle, marble hearth and back panel with a inset living flame gas fire. Internal glazed door leading into the kitchen diner. Sliding double glazed patio doors leading to the enclosed landscaped rear garden.

### Kitchen Diner

11'02 x 9'09 approx (3.40m x 2.97m approx)

UPVC double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink with dual heat tap. Space and point for a freestanding electric cooker. Space and point for a freestanding fridge freezer. Ample space for dining table. Worcester Bosch gas central heating boiler housed within matching cabinet. Internal door leading into the Utility Room. Double glazed door leading to the enclosed landscaped rear garden.

### Utility Room

6'08 x 4'11 approx (2.03m x 1.50m approx)

UPVC double glazed window to the side elevation. Ceiling light point. Space and plumbing for an automatic washing machine. Wall mounted electrical consumer unit. Built-in under the stairs storage cupboard offering useful additional storage space. Internal door leading into the Ground Floor WC

### Ground Floor WC

4'9 x 3' approx (1.45m x 0.91m approx)

UPVC double glazed window to the side elevation. Ceiling light point. Low level flush WC

### First First Landing

Ceiling light point. Loft access hatch. Internal doors leading into bedroom 1, 2, 3, family bathroom and first floor WC

### Bedroom 1

13'06 x 11'03 approx (4.11m x 3.43m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard offering useful additional storage space.

### Bedroom 2

13'04 x 8'08 approx (4.06m x 2.64m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Airing cupboard housing hot water cylinder.

### Bedroom 3

8'04 x 6'11 approx (2.54m x 2.11m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in storage cupboard offering useful additional storage space.

### Family Bathroom

5'10 x 6'06 approx (1.78m x 1.98m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Tiled splashbacks. Ceiling light point. Walk-in shower enclosure with Triton electric shower unit above. Vanity hand wash basin with storage cupboards below.

### First Floor WC

4'10 x 2'2 approx (1.47m x 0.66m approx)

UPVC double glazed window to the side elevation. Low level WC. Ceiling light point.

### Front of Property

The property sits on a larger than average plot with a large garden made mainly to lawn, a large driveway providing off the road parking with mature shrubbery and trees planted to the borders. The property also benefits from having an extension to the front creating an additional garage/workshop space.

### Garage/Workshop

8'9 x 17'05 approx (2.67m x 5.31m approx)

Up and over door to the front elevation. UPVC double glazed access door and window to the side elevation. Light and power.

### Rear of Property

To the rear of the property there is a larger than expected enclosed rear garden being made mainly to lawn with fencing to the boundaries, a low maintenance gravel area, a patio area and further additional section to the garden incorporating raised vegetable beds.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

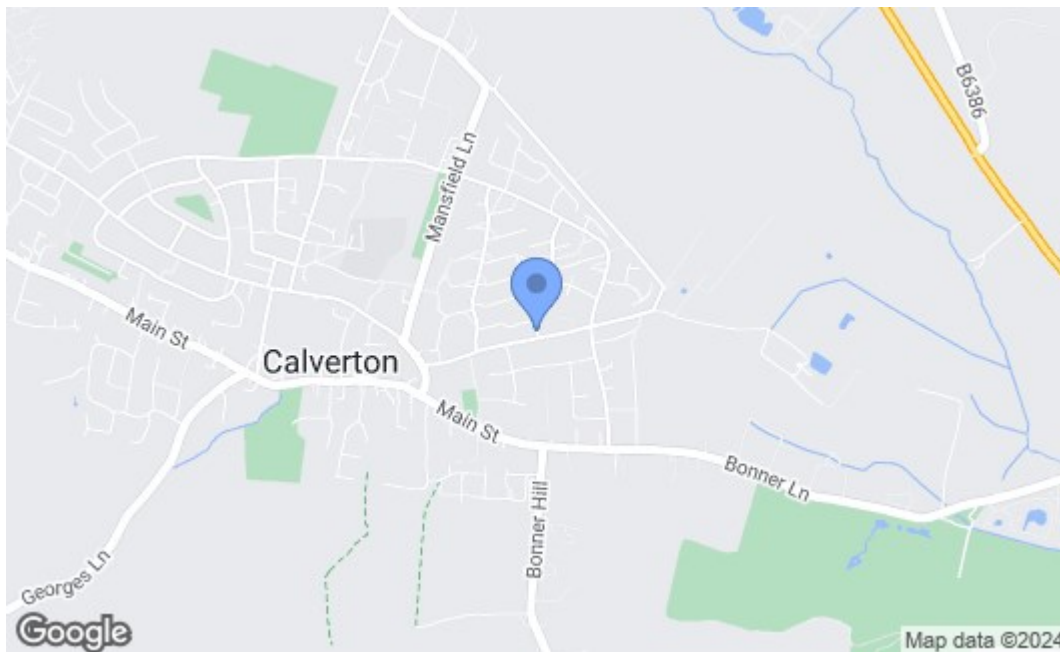
Non-Standard Construction: No

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.