

James Drive  
Calverton, Nottingham NG14 6RJ

**£230,000 Freehold**

A THREE BEDROOM, THREE STOREY, END TOWN HOUSE SITUATED IN CALVERTON, NOTTINGHAM.



\*\* BEAUTIFUL FAMILY HOME \*\* MUST VIEW \*\*

Robert Ellis Estate Agents are delighted to bring to the market this outstanding THREE BEDROOM, THREE STOREY, END TOWN HOUSE situated in the heart of Calverton, Nottingham.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton itself benefits from its own array of shops and retail units. There are 5 local primary and secondary schools all under 2 miles of the property, making the area a very desirable location for any growing family.

The property benefits from having an entrance hall, ground floor WC, kitchen diner, lounge, three bedrooms; with an ensuite to the master bedroom, family bathroom and an integrated garage.

To the front of the property there a driveway providing off the road parking leading to the integrated garage. To the rear there is a low maintenance enclosed rear garden with two decking areas, a paved patio area and pebble areas.

An early viewing on this home is highly recommended to appreciate the accommodation on offer!



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Laminate flooring. Wall mounted radiator. Ceiling light points. Staircase to the first floor landing. Internal doors leading into the kitchen diner and ground floor WC.

### Kitchen Diner

14'10" x 9'4" approx (4.53 x 2.85 approx)

UPVC double glazed door to the rear elevation leading into the enclosed rear garden. UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. 1.5 bowl sink and drainer unit with dual heat tap above. 4 compartment fan assisted/electric oven/grill. 5 ring hob with built-in extractor unit above. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Ample space for dining table.

### Ground Floor WC

6'4" x 3'1" approx (1.95 x 0.95 approx)

Lino flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Sink with dual heat tap. Low level flush WC.

### First Floor Landing

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Staircase to the second floor landing. Internal doors leading into the living room and bedroom 3.

### Living Room

15'7" x 14'11" approx (4.76 x 4.55 approx)

UPVC double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiators. Ceiling light point. TV point.

### Bedroom 3

8'9" x 9'11" approx (2.67 x 3.04 approx)

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

### Second Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

8'11" x 13'2" approx (2.72 x 4.03 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in triple wardrobes. Internal door leading into en-suite shower room.

### En-Suite Shower Room

UPVC double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed

spotlights to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, sink with dual heat tap and a low level flush WC.

### Bedroom 2

10'0" x 14'11" approx (3.07 x 4.56 approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in triple wardrobes. Built-in storage cupboard housing hot water cylinder.

### Family Bathroom

UPVC double glazed window to the side elevation. Lino flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a panel bath with dual heat tap and a mains fed shower above, sink with dual heat tap and a low level flush WC.

### Front of Property

To the front of the property there is a paved pathway leading to the front entrance door, driveway providing off the road parking leading to the integrated garage and a brick wall to the boundary.

### Garage

8'1" x 15'7" approx (2.47 x 4.77 approx)

Up and over door to the front elevation. Light & Power.

### Rear of Property

To the rear of the property there is an enclosed rear garden with two decking areas, a paved patio area, low maintenance pebble areas, shrubbery planted to the borders and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

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

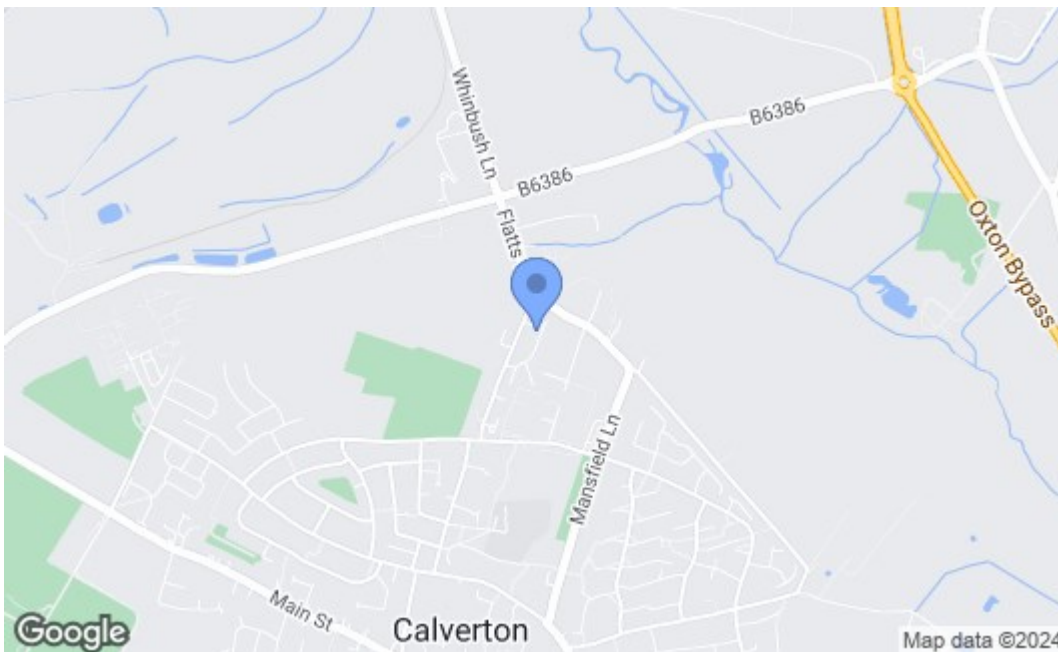
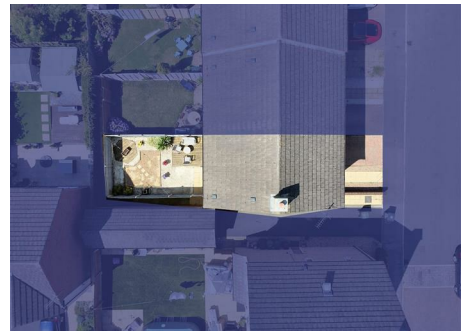
Non-Standard Construction: No

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	
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.