Robert Ellis

look no further...







Broadfields,
Calverton, Nottingham
NG14 6JP

£260,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea



Welcome to Broadfields.

Robert Ellis Estate Agents are delighted to bring to the market this exceptional three bedroom detached bungalow, ideally positioned in the heart of Calverton, Nottingham.

Calverton is just a short distance from Arnold, which boasts a thriving high street and excellent transport links. The village itself benefits from a variety of local shops and amenities, along with four well regarded primary schools within two miles of the property, several located within the village, and a secondary school nearby. Convenient bus routes also serve the area, making commuting simple. This is a highly desirable setting, particularly suited to growing families.

Upon entering the property, you are welcomed into the kitchen fitted with a range of wall and base units. The kitchen flows through to a bright and spacious lounge. From the lounge, an inner hallway provides access to the bathroom, two generous double bedrooms and a third single bedroom with French doors opening onto the conservatory.

Externally, the rear garden offers a patio area leading to a well maintained lawn, bordered by established shrubs for added privacy. To the front, there is a driveway providing off street parking for at least two vehicles, a car port, and a single garage located to the rear of the car port.

Early viewing is strongly recommended to fully appreciate the size, condition and superb location of this fantastic bungalow.

Contact the office today on 0115 648 5485 to arrange your viewing.





Side Door
UPVC door at the side giving access to:

Kitchen
9'7 x 8'3 approx (2.92m x 2.51m approx)
Tiled floor, tiled splashbacks, double glazed windows to the front and side, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, four ring gas hob, electric oven with hood above, space for a fridge freezer, radiator.

Lounge
15'8 x 16'5 approx (4.78m x 5.00m approx)
Carpeted flooring, coving, log burner, two double glazed windows to the front, two radiators.

Inner Hall
Storage cupboard and doors to:

Bedroom 1
13'3 x 8'9 approx (4.04m x 2.67m approx)
Wooden window to the conservatory, radiator, carpeted flooring.

Dressing Room/Bedroom 2
10'4 x 6'1 approx (3.15m x 1.85m approx)
Fitted wardrobes, radiator, laminate flooring, ceiling spotlights. Wooden double doors giving access to the conservatory.

Conservatory
7'3 x 26'2 approx (2.21m x 7.98m approx)
Two radiators, double glazed windows surrounding and double glazed door to the rear.

Bedroom 3
8'3 x 9'3 approx (2.51m x 2.82m approx)
Wooden window to the conservatory, carpeted flooring, radiator.

Shower Room
Double glazed window to the side, tiled floor, tiled splashbacks, shower cubicle with mains fed shower, wash hand basin, low flush w.c., heated towel rail, ceiling spotlights.

Outside
To the front of the property there is a driveway, car port and garage, lawned garden with flower beds, pebbled area, fencing and hedging to the boundaries. Cold water tap and gated access to the rear.

There is a lawned garden to the rear with fencing and hedging to the boundaries. There is also a garden shed.

Garage
16'7 x 8'5 approx (5.05m x 2.57m approx)
Electric roller door, power and light.

Council Tax
Gedling Borough Council Band C

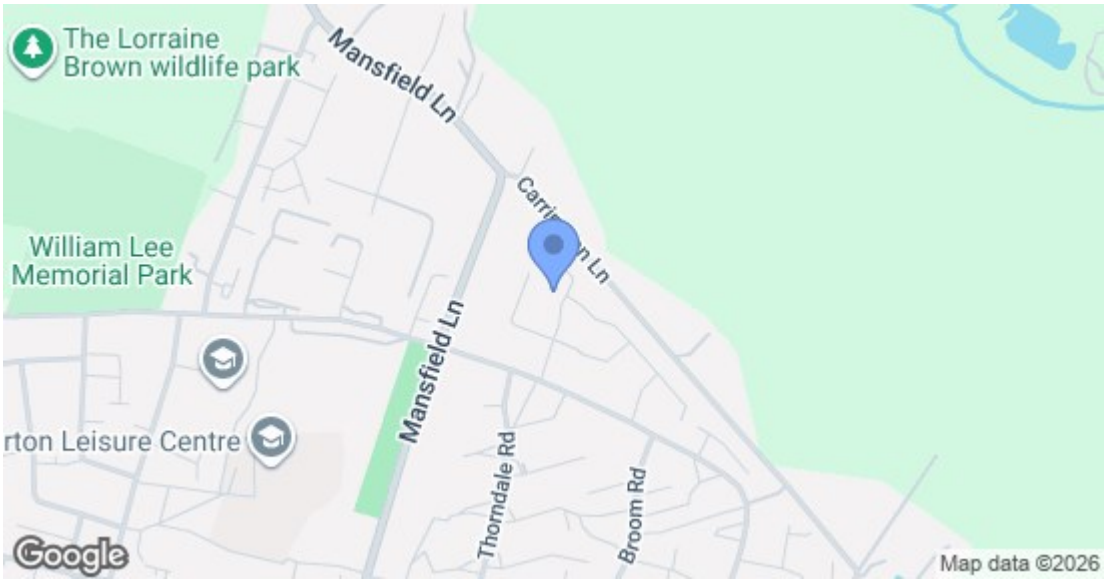
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 77mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

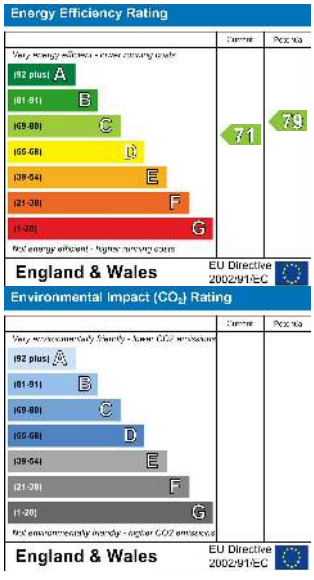




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ESTATE AGENTS







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.

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