

JOHNSONS & PARTNERS

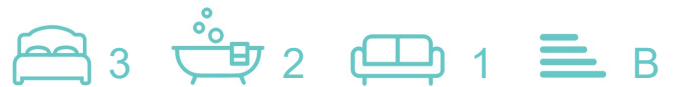
Estate and Letting Agency



21C CROOKDOLE LANE, CALVERTON

NOTTINGHAM, NG14 6HZ

£310,000



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Three Bedroom Modern Semi Detached Home | Modern Interiors Throughout | Underfloor Heating | Ground Floor WC | En-suite to Main Bedroom | Moments from Local Amenities and Transport Links |

Nestled on a private driveway on Crookdole Lane in the heart of Calverton, this beautifully presented three-bedroom semi-detached home offers the perfect blend of contemporary comfort and practicality, ideal for a variety of buyers. Set discreetly on a small, private driveway serving just two properties, the house offers a rare sense of privacy whilst being just moments from local amenities and excellent transport links.

Stepping inside, you are greeted by a stylish dining kitchen, thoughtfully designed with modern integrated appliances—perfect for both family meals and entertaining. The ground floor flows seamlessly into a bright, open-plan living area featuring a cosy log burner and underfloor heating in the kitchen, ensuring warmth and comfort year-round. A convenient ground floor WC adds to the thoughtful layout.

On the first floor, two generously sized double bedrooms are serviced by a sleek, modern bathroom suite with under floor heating, while the second floor is dedicated to a superb principal bedroom, boasting its own en-suite for added luxury.

Outside, the private rear garden is beautifully landscaped for low maintenance, providing an ideal setting for relaxation or summer gatherings. At the front, a driveway accommodates two vehicles, offering ample off-street parking.

This inviting property effortlessly combines style, comfort, and convenience in a sought-after location. Early viewings are highly recommended to fully appreciate all that this exceptional home has to offer. Don't miss your opportunity to secure this remarkable residence on Crookdole Lane.

Entrance

Breakfast Kitchen

11'1" x 10'0" (3.38 x 3.07)

Living Room

14'8" x 14'0" (4.49 x 4.27)

Ground Floor WC

First Floor Landing

Bedroom Two

13'11" x 9'10" (4.26 x 3)

Bedroom Three

14'0" x 9'3" (4.28 x 2.83)

Bathroom

6'10" x 6'2" (2.10 x 1.88)

Second Floor

Bedroom One

10'3" x 9'10" (3.14 x 3.02)

En-Suite

6'11" x 6'2" (2.12 x 1.89)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Road Map



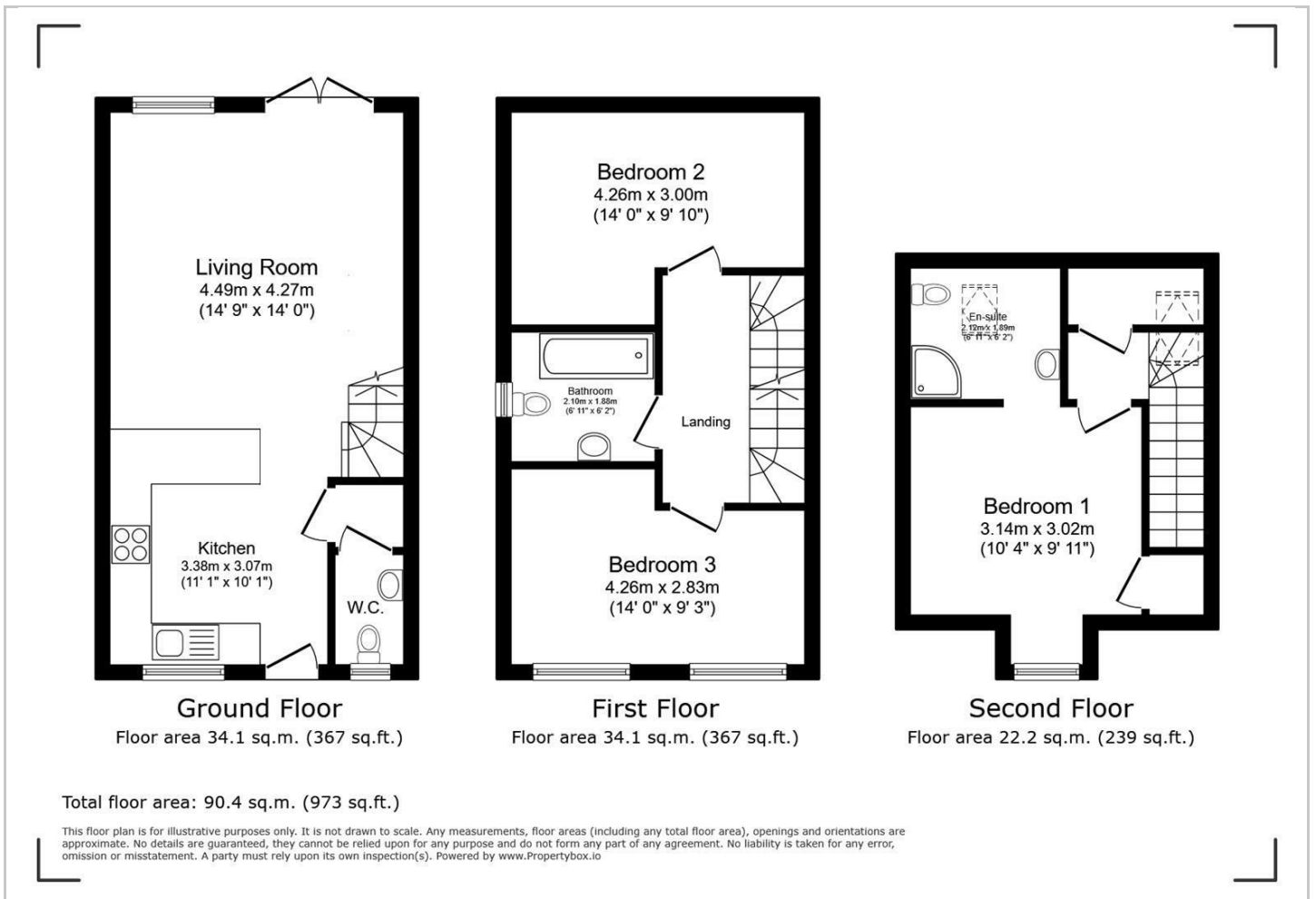
Hybrid Map



Terrain Map



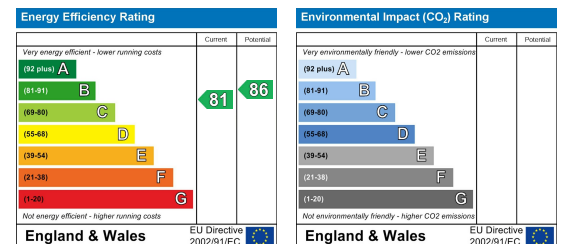
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.