



26 Broadfields, Calverton, NG14 6JP

£350,000





# 26 Broadfields

## Calverton, NG14 6JP

- Recently refurbished
- Bath & shower cubicle
- Living area with two sets of patio doors
- 3 double bedrooms
- Large open plan dining kitchen
- Large corner plot

An extended and modernised detached bungalow standing on a large level corner plot on the edge of the village. Three double bedrooms, large open plan living kitchen with two sets of patio doors and a modern bathroom with bath and separate shower cubicle!



£350,000



### Overview

Occupying a large corner plot on Broadfields, Calverton, this delightful detached bungalow offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this home has been thoughtfully extended to create a generous open-plan living kitchen, ideal for both family gatherings and entertaining guests. The kitchen has integrated appliances including twin fridge freezers and dishwasher along with solid marble worktops with a feature Belfast sink. The living space is bathed in natural light, thanks to two sets of patio doors that seamlessly connect the indoors to the expansive rear garden, which features a fenced children's play area, making it a safe haven for little ones.

Ample parking is available at the front of the property, accommodating up to four vehicles, along with a detached rear garage, which, while lacking vehicle access, offers additional storage options or potential conversion in to a home office or garden room.

The property has been modernised by the current owners over the past couple of years, ensuring that it meets the needs of contemporary living while retaining its charm. The bathroom is a standout feature, with elegant marble effect aqua boarding, a relaxing bath, and a separate shower cubicle.

Conveniently located just a short distance from the village centre and shopping precinct, residents will enjoy easy access to local amenities, including a Sainsbury's Local and a regular bus service to Arnold town centre, ensuring that daily necessities are within reach.

### Entrance Porch

With UPVC double-glazed front entrance door, high-level front window and secondary door leading through to the dining area.

## Dining Area

With grey herringbone LTV flooring throughout the living and kitchen areas, two anthracite radiators and multiple ceiling downlights.

## Living Area

Recess with feature acoustic wall panelling, points for a wall-mounted TV and base cupboards, LED downlights, double doors and a separate sliding patio door leading out to the rear garden.

## Kitchen Area

A range of wall and basin with solid marble worktops and an under counter Belfast sink unit with matching upstands. Appliances consist of an integrated electric oven, four ring halogen hob, with mirrored splashback and brushed steel filter hood. Integrated dishwasher, two separate integrated fridge freezers, corner walk-in pantry cupboard, plumbing for washing machine, LED downlights, and UPVC double glazed front window.

## Bedroom 1

Vertical radiator, full-width panelled headboard with power points and low-level bedside light points. UPVC double-glazed windows to both the front and side.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed rear window and radiator.

## Bathroom

Consisting of a bath with full height marble effect aqua boarding with mixer tap, separate shower cubicle with matching aqua boarding, a fixed head rain shower and a separate mixer. Wash basin, concealed cistern dual flush toilet, chrome ladder towel rail, LED downlights and UPVC double-glazed side window.

## Outside

To the front, there is parking for at least three cars. To the rear is a concrete/seating area, along with a paved patio. A side path leads to a garden/store area with a garden shed. The garden is lawend with sleeper steps and raised planter borders, and has a fenced and gated play area with rubber chippings and a sunken trampoline. Side door leads into thea detached brick-built, single garage (no vehicle access) which has power and up and over door. The garden is enclosed with a concrete post and a fenced panelled perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling & Nottinghamshire

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

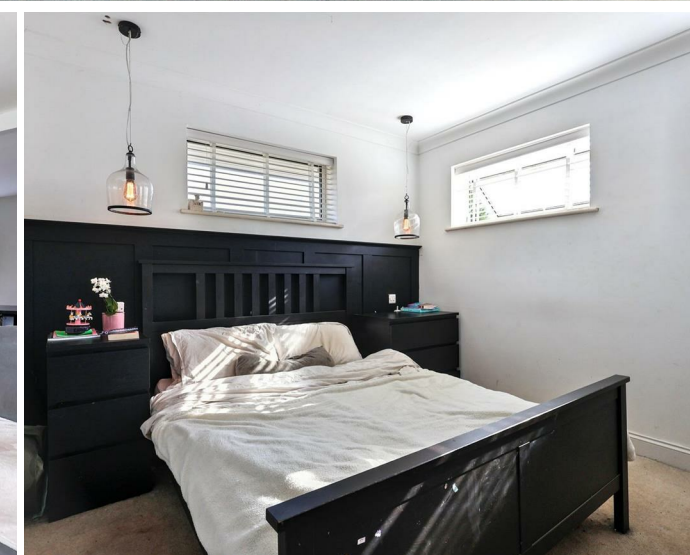
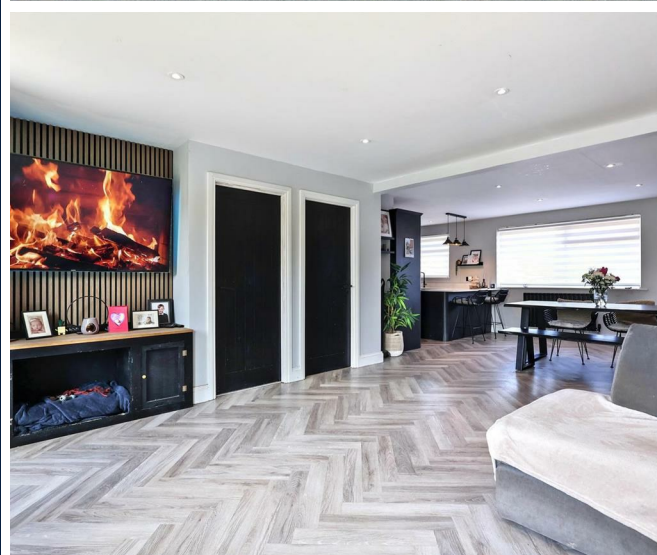
ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: loft

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:



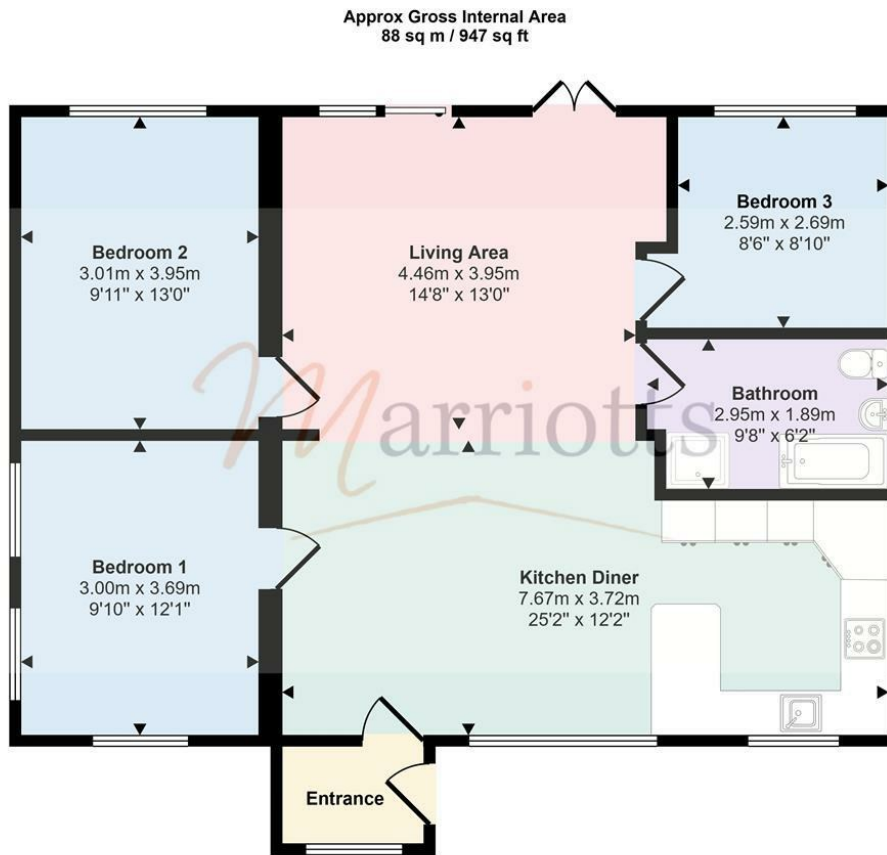




MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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