



12 Broadfields, Calverton, NG14 6JP
Offers Over £280,000



Marriotts



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- Three bedrooms
- Brand new kitchen & shower room
- Low maintenance rear garden
- Lounge with study recess
- Large UPVC double glazed conservatory
- NO UPWARD CHAIN

A recently refurbished detached bungalow in a popular cul-de-sac location with three bedrooms, brand new kitchen and shower room and a large UPVC double glazed conservatory! Lounge with study recess, parking for several cars plus the garage, cavity wall insulation and for sale with NO UPWARD CHAIN!!



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Kitchen

With UPVC double-glazed side entrance door and fitted with a range of brand-new wall and base units in grey, with contrasting wood effect worktops and upstands with inset stainless steel sink unit and drainer. Integrated electric oven and four-ring ceramic halogen hob with black extractor hood and matching glass splashback, plumbing for a washing machine, LED strip light, radiator, grey herringbone style flooring, UPVC double glazed front window and door through to the lounge.

Lounge

UPVC double glazed front window, radiator and study recess with RCD board and UPVC double glazed side window.

Inner Hallway

Loft hatch with ladder into the roof space and airing cupboard housing the hot water cylinder.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double glazed sliding patio door to the rear and radiator.

Bedroom 3

Radiator and double doors through to the conservatory.

Conservatory

Being brick built with UPVC double glazed window and fitted roller blinds, polycarbonate roof with fitted roof blinds, light, power, electric heater, grey herringbone style floor covering and side door.

Shower Room

Consisting of a full-width shower boarded walk-in enclosure with fixed glass partition and electric shower. Pedestal washbasin, dual flush toilet, chrome ladder towel rail, electric shaver point and UPVC double-glazed side window.

Outside

The driveway provides parking for at least two cars with a front lawned garden and access to the garage with up and over door. The garage also has light and power, UPVC double glazed rear window, wall mounted Baxi gas boiler and a side door leading to a covered paved area which connects to the conservatory, with outside tap and access to the low maintenance paved garden, with raised rockery borders containing a variety of plants and shrubs with a walled perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k







ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: garage
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:
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: stepped front
and rear 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) A		95
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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