



Marriotts
FOR SALE
0193 953 6844
marriotts.net

8 Elmtree Road, Calverton, NG14 6QA
£262,000



Marriotts

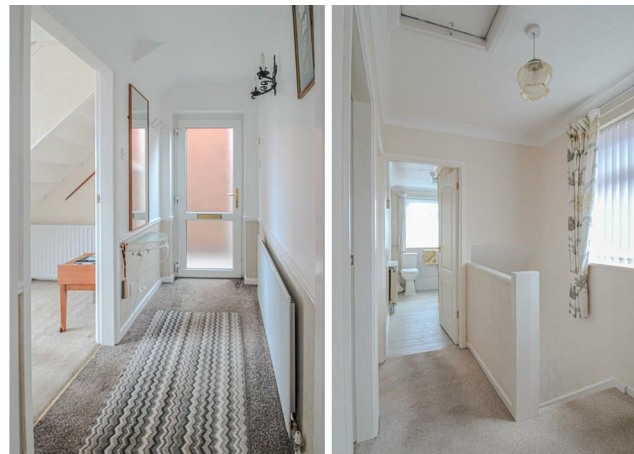


8 Elmtree Road Calverton, NG14 6QA

- Detached family home in a popular location
- Large lounge and kitchen diner
- Situated on a quiet street and within easy reach of Calverton's many amenities
- 3 bedrooms and a modern shower room
- Integral garage and private driveway

This delightful, detached family home is located in the sought-after village of Calverton, Nottingham. The property boasts a light and spacious layout, ideal for family living. Upon entering, you are welcomed by an entrance hall that leads to the fitted kitchen, which also offers space for a small dining table. The large lounge, bathed in natural light, overlooks the rear garden and is a serene atmosphere for relaxation and family gatherings. The home features three generously sized bedrooms, alongside a modern shower room. Outside, the property is equally impressive. The rear garden is a true highlight, featuring a good-sized paved patio area, perfect for alfresco dining or entertaining, alongside a well-maintained lawn and mature borders that enhance the outdoor space. To the front, there is an integral garage and off-street parking .

Situated on a quiet street, this home is within easy reach of Calverton's many amenities, including shops, schools, and regular bus services. With its open views to the rear and welcoming atmosphere, this property is a wonderful opportunity for those seeking a peaceful yet connected lifestyle in Nottinghamshire.



£262,000



Entrance Hall

A side UPVC door leads into the hallway, which is carpeted, has a radiator, alarm panel and wall-mounted thermostat controls.

Kitchen diner

The kitchen is fitted with a range of wall and floor cabinets, worktop, tiled splashback and a double bowl stainless steel sink/drainage with mixer tap. There is space for a cooker, under-counter fridge, freezer and washing machine. UPVC window to the front, radiator, vinyl flooring and space for a 2 seater breakfast table.

Lounge

The lounge has two radiators, carpet, a UPVC window to the rear and carpeted stairs that rise to the first floor.

Landing

Having loft access, UPVC window to the side and carpet.

Bedroom 1

Fitted with a range of bedroom furniture, there is a radiator, carpet and UPVC window to the rear.

Bedroom 2

UPVC window to the front, carpet and radiator.

Bedroom 3

UPVC window to the front, carpet and radiator.

Shower room

The shower room is fitted with a three-piece suite including a corner shower cubicle with an electric shower and sliding glass doors, a vanity wash hand basin with a waterfall tap and a toilet with dual flush. There are two storage cupboards, one of which houses the hot water tank. There are half-tiled walls, vinyl tile flooring, a radiator and a UPVC window to the rear.

Outside

To the front, there is a block paved driveway providing off-street parking and leading to the integral garage, which has a up & over door, UPVC window to the side and houses the central heating boiler & RCD board.

Gated side access leads to the rear garden, which is fully enclosed, has a paved patio, lawn and mature borders.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

ASBESTOS PRESENT: Not known

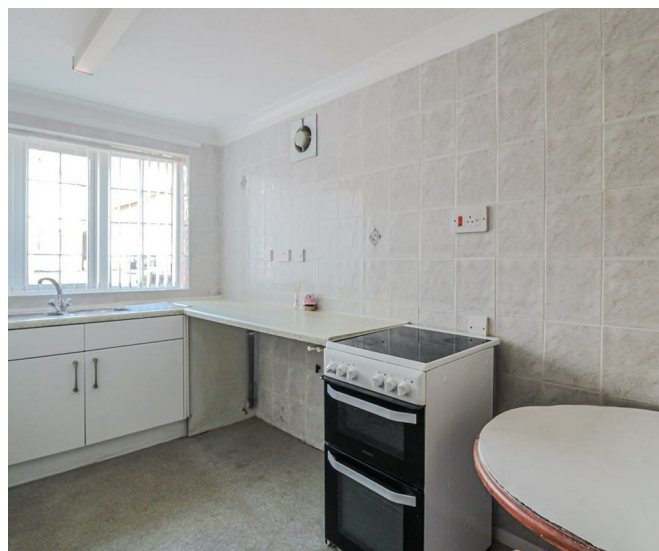
ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Garage

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

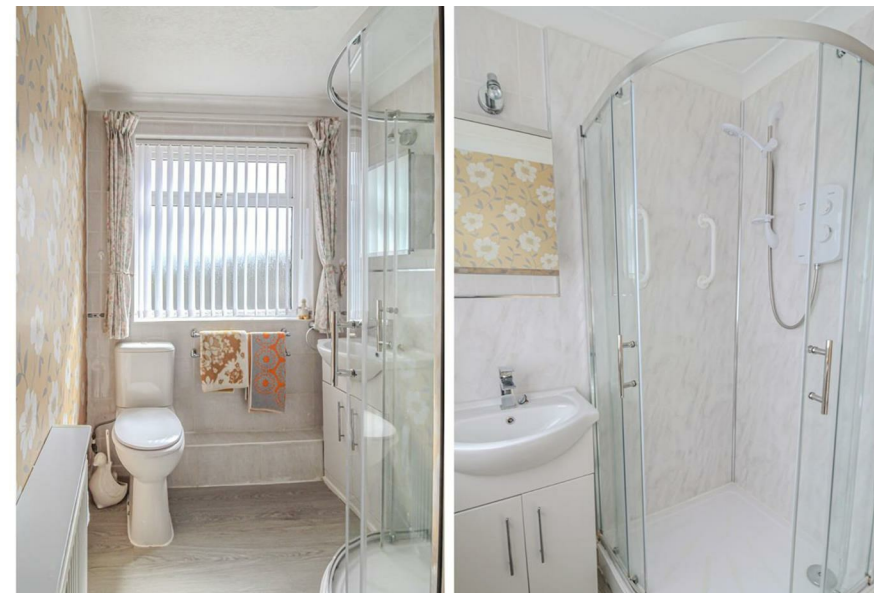
MAINS ELECTRICITY PROVIDER: E-on



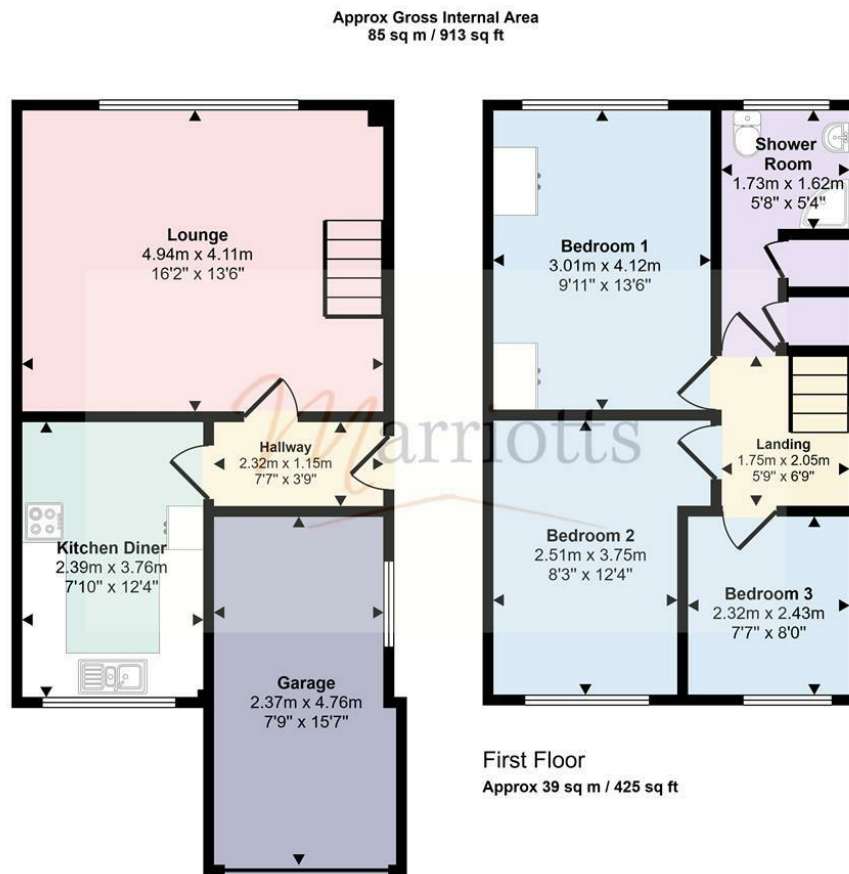




MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:







Ground Floor
Approx 45 sq m / 488 sq ft

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).