



21 Gorse Close, Calverton, NG14 6QB

£375,000

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- Four bedrooms
- Full glass centrally heated conservatory
- Solar panels
- Countryside cul-de-sac location
- Modern breakfast kitchen + utility
- NO UPWARD CHAIN

FANTASTIC FAMILY HOME!! A four bedroom detached house in a cul-de-sac location, right on the edge of the village with a maintenance-free Indian Sandstone south facing garden! Hallway with downstairs toilet, modern breakfast kitchen with solid quartz worktops and a centrally heated, full glass conservatory! The property also has a full length lounge diner, rear utility room, solar panels and LED downlights feature throughout the house. Viewing strongly advised!

£375,000



Entrance Hall

With wood effect composite front entrance door and frosted side panels, LED downlights, stairs to the first floor landing, radiator and wood flooring continuing through to all ground floor rooms.

Downstairs Toilet

Consisting of a dual flush toilet and washbasin with a vanity basin cupboard, chrome ladder towel rail, wall-mounted RCD board and UPVC double-glazed front window.

Lounge Diner

With multiple LED downlights, two radiators, under-stair cupboard with door through to the dining room, UPVC double-glazed bow window to the front and UPVC double-glazed sliding patio door to the conservatory.

Conservatory

Being UPVC double-glazed with a pitched glazed roof with openers, wood flooring, radiator, power points and double doors to the side.

Dining Room

Also with multiple LED downlights, radiator, points for a wall-mounted TV, UPVC double-glazed side window and a door through to the breakfast kitchen.



Breakfast Kitchen

A range of modern units with gloss white doors, solid quartz worktops and upstands with tiled splashbacks and a composite sink unit in white. Integrated electric oven, four-ring halogen hob and integrated dishwasher, LED Downlights, radiator, UPVC double-glazed rear window and door through to the rear entrance/utility.

Rear Entrance/Utility

With matching wall cupboards and quartz worktops, plumbing for a washing machine, wall-mounted Vaillant combination gas boiler, tiled floor and UPVC double-glazed rear window.

First Floor Landing

With loft access.

Bedroom 1

Built-in mirrored sliding door wardrobes with overhead downlights, separate over-stair cupboard, radiator and UPVC double-glazed front window.

Bedroom 2

LED downlights, UPVC double-glazed rear window and radiator.

Bedroom 3

LED downlights, UPVC double-glazed rear window and radiator.

Bedroom 4

LED downlights, UPVC double-glazed front window and radiator.

Bathroom

With full two-tone wall tiling and grey wood-effect floor covering. The suite consists of a bath with central mixer tap, glass screen and a chrome mains shower, wash basin with vanity surround and cupboards, large fitted vanity wall mirror, LED downlights incorporating the extractor fan, radiator, UPVC double-glazed rear window and airing/linen cupboard with radiator.

Outside

There is a lawned front garden and an extensive pressed concrete driveway leading to the side. Gated access then leads to the rear, where there is a detached brick-built garage with external power points and up an up-and-over door. The garden is majority Indian sandstone with an LED floodlight, outside tap, corner decking and a raised sleeper planter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

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: utility room

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: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

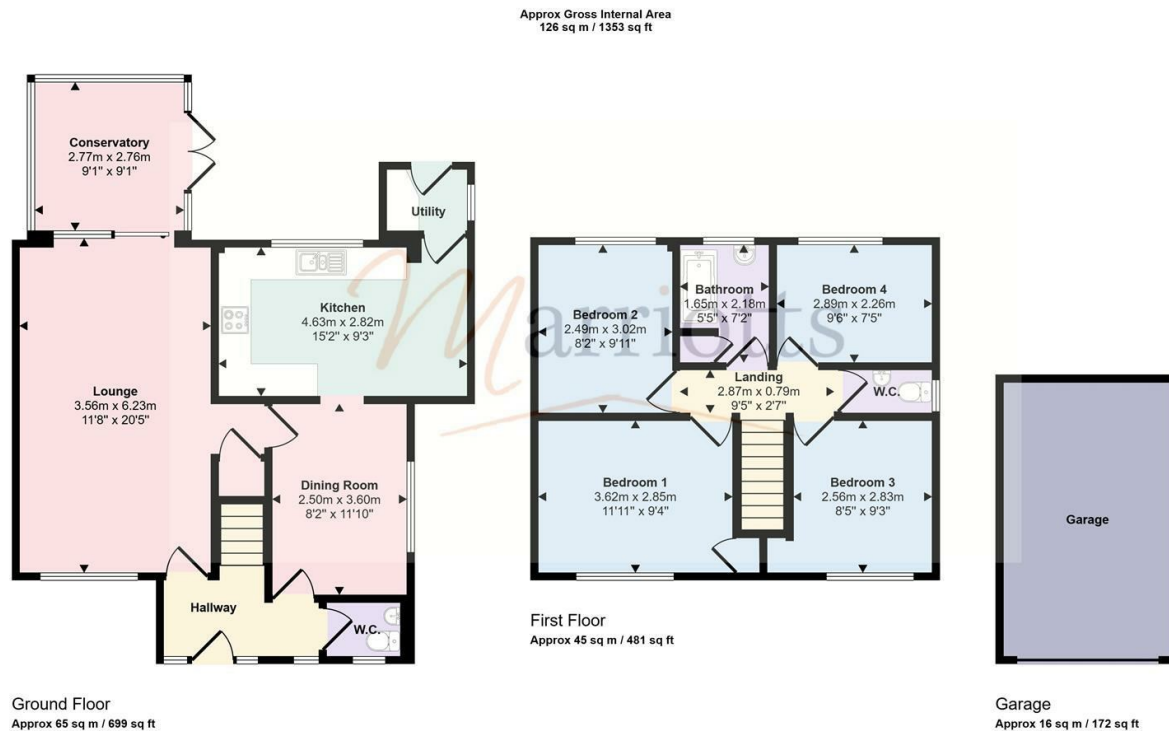
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access







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	84	88
(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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