



17 Maple Close, Calverton, NG14 6QG
£415,000

 4  2  2  B

Marriotts



17 Maple Close Calverton, NG14 6QG

- Four bedrooms
- Hall with downstairs toilet
- Centrally heated conservatory
- Bathroom & en-suite
- Breakfast kitchen + appliances
- Countryside cul-de-sac location

An immaculate four bedroom detached family home on the very edge of the village in a cul-de-sac position, with en-suite shower room, downstairs toilet and a fully glazed centrally heated conservatory!



£415,000



Overview

Positioned in the tranquil cul-de-sac of Maple Close, Calverton, this impressive detached house, built by the esteemed Langridge Homes in 2017, offers a perfect blend of modern living and comfort. With the remainder of its NHBC warranty, this property is an excellent choice for families seeking a secure and stylish home.

Boasting four bedrooms, this residence provides ample space for a growing family. The rear full-width lounge diner is a great space for entertaining guests or enjoying quiet family evenings. Double doors open up to the virtually full-width and centrally heated conservatory, which has a glazed roof with fitted blinds and fitted window venetian blinds and double doors out to the garden. The upgraded breakfast kitchen is a true highlight, featuring full-height cupboards, elegant LED kickboard and worksurface lighting, and a separate utility room that enhances functionality.

The property is complemented by two modern bathrooms, ensuring convenience for all family members. Outside, the stunning landscaped garden is a delightful retreat, complete with a feature slate retaining wall and Indian Sandstone steps leading up from the conservatory, with low-level courtesy lighting around the garden, perfect for evening gatherings or peaceful moments enjoying the nature.

Parking is provided by a double driveway and a remote up and over door in to the garage, making it ideal for families with multiple cars. The location is particularly appealing, situated on the edge of the village and just off Georges Lane, which benefits from a regular bus service to Arnold town centre, providing easy access to local amenities.

With CCTV cameras enhancing security, this home offers peace of mind in a serene setting. This property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this stunning home your own.

Entrance Hall

With double glazed composite front entrance door, wood laminate flooring, radiator and door through to the garage.

Toilet

Consisting of a wash basin with vanity cupboard, dual toilet, wood laminate flooring, LED downlights, radiator and extractor fan.

Breakfast Kitchen

A range of base and full height wall cupboards with pull-out larder cupboard, granite effect worktops, upstands and an inset one and a half bowl stainless steel sink unit and drainer, with concealed work surface and kickboard LED lighting. Appliances consist of a brushed steel trim electric oven, built-in microwave and a Neff halogen hob with brushed steel extractor canopy. Integrated dishwasher, housing and plumbing for an American style fridge freezer, radiator, LED downlights, UPVC double glazed front window and door through to the utility room.

Utility Room

With matching units and worktops with an inset stainless steel sink unit and drainer, plumbing for a washing machine and space for a tumble dryer. Wall-mounted Ideal Logic boiler, radiator, tiled floor and double-glazed composite side door.

Lounge Diner

With wood laminate flooring, two radiators, points for a wall-mounted TV, UPVC double-glazed window and double doors through to the conservatory.

Conservatory

With tiled floor, UPVC double-glazed windows and a fully glazed roof with fitted window and roof blinds. Radiator, power points and double doors leading out to the rear.

First Floor Landing

Radiator, over-stair cupboard and loft hatch with a ladder into the roof space with light.

Bedroom 1

UPVC double-glazed front window and radiator.

En-suite

With full height tiling to two walls and a tiled floor. This suite consists of a corner cubicle with chrome main shower, dual flush toilet and a wash basin with vanity cupboards. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double-glazed side window.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double-glazed rear window, radiator and built-in shelved cupboard.

Bedroom 4

UPVC double-glazed front window and radiator.

Bathroom

Consisting of a bath with a full height tiled surround, folding glass screen and a chrome mains shower. Concealed dual flush toilet, wash basin with vanity surround and cupboards, chrome ladder towel rail, tiled floor, LED downlights, extractor fan and UPVC double-glazed side window.







Outside

There is a lawned front garden and driveway leading to the garage with a remote electric up-and-over door. The garage also has light, power and houses the RCD board, Lockable side-gated access leads to the rear, where there are external power points and outside tap and feature slate retaining wall with matching central sandstone steps and courtesy lighting leading up to the garden. To the far side of the property is a recessed concealed covered store area. The garden is lawned and has a variety of established plant and shrub borders and bedding areas leading to a large sandstone patio, with raised sleeper border, further courtesy lighting and a feature slate water feature and garden shed.

Material Information

TENURE: Freehold
 COUNCIL TAX: GBC - Band D
 PROPERTY CONSTRUCTION: cavity brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: low
 ASBESTOS PRESENT: no
 ANY KNOWN EXTERNAL FACTORS: no
 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: yes
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage





Approx Gross Internal Area
142 sq m / 1524 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		93
(81-91) B	83	
(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.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

