

HoldenCopley

PREPARE TO BE MOVED

Flatts Lane, Calverton, Nottinghamshire NG14 6JZ

Guide Price £240,000

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GUIDE PRICE £240,000 - £260,000

DECEPTIVELY SPACIOUS FAMILY HOME...

This well-presented three-bedroom semi-detached house offers deceptively spacious accommodation throughout and would make the perfect home for a family looking to move straight in. Situated in a popular village setting, this property enjoys a peaceful yet convenient location surrounded by open fields and countryside walks, while being just moments from a range of local shops, well regarded schools, and great transport links offering easy access into nearby towns and the city centre. Internally, the ground floor benefits from an entrance hall, a bright and airy living room open to a versatile playroom, a Shaker-style fitted kitchen with underfloor heating, and a separate dining room with French doors opening out to the rear garden – perfect for entertaining. Completing the ground floor is a modern shower room. Upstairs, the property offers three well-proportioned bedrooms, a contemporary four-piece family bathroom suite with underfloor heating, and access to a boarded loft – ideal for storage or potential conversion. Externally, the property boasts a pebbled front garden, a driveway providing off-street parking for up to three vehicles, and access to a carport with additional space for a fourth vehicle. To the rear, the beautifully landscaped private garden features a decked seating area, a wood-fired outdoor pizza oven, a generous lawn, a second decked entertaining space, and three sheds – two of which are fully insulated and equipped with electricity, offering endless potential for home offices, workshops, or creative studios. With its spacious and versatile layout, and peaceful village setting with convenient access to local amenities, this property offers a fantastic opportunity for comfortable family living.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Well Appointed Fitted Kitchen
- Ground Floor Shower Room
- Four Piece Bathroom Suite
- Ample Off-Road Parking
- Expansive Private Rear Garden
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" max x 6'8" (3.62m max x 2.04m)

The entrance hall has gloss tiled flooring with underfloor heating, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

12'8" max x 10'7" (3.88m max x 3.23m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and open access into the play room.

Play Room

11'4" x 8'5" (3.47m x 2.58m)

The play room has engineered wood flooring and a radiator.

Kitchen

11'4" max x 9'1" (3.47m max x 2.78m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, an electric hob with an extractor hood, space and plumbing for a washing machine, a sink and a half with a drainer and a swan neck mixer tap, gloss tiled flooring with underfloor heating, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single composite door providing side access.

Dining Room

8'11" max x 7'10" (2.72m max x 2.40m)

The dining room has engineered wood flooring, a radiator, space for a dining table, a built-in cupboard, recessed spotlights and double French doors providing access out to the garden.

Shower Room

8'10" x 2'10" (2.70m x 0.88m)

The shower room has a low level concealed flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower, a recessed shower wall alcove, ceramic tiled flooring and partially tiled walls, recessed spotlights, an extractor fan and an obscure window to the side elevation.

FIRST FLOOR

Landing

7'11" max x 7'5" (2.42m max x 2.27m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12'10" max x 10'7" (3.92m max x 3.23m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

11'5" max x 9'9" (3.48m max x 2.98m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

7'1" x 7'1" (2.17m x 2.16m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

8'1" x 7'8" (2.48m x 2.36m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted double-ended bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, ceramic tiled flooring with underfloor heating, ceramic tiled walls, a chrome heated towel rail, access into the boarded loft via a drop-down ladder, recessed spotlights, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a pebbled garden, a driveway for three vehicles and double wooden gates providing access to the carport with space for a further vehicle.

Rear

To the rear is a private garden with a wooden decked seating area with a wooden balustrade, an outdoor wood fired pizza oven, a lawn, a further decked seating area, a pergola, raised planters with various plants, an outdoor power point, space for a hot tub and three sheds, two of which are fully insulated with electric.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

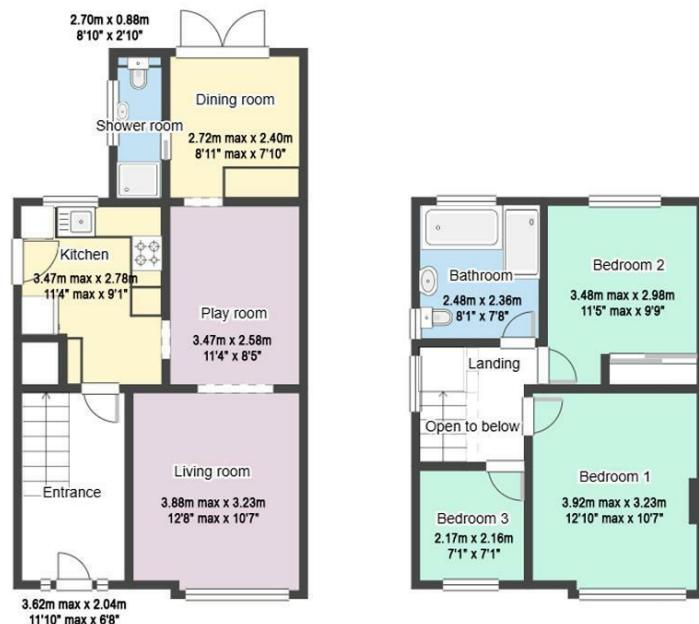
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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