

HoldenCopley

PREPARE TO BE MOVED

Paddock Close, Calverton, Nottinghamshire NG14 6GJ

Guide Price £265,000

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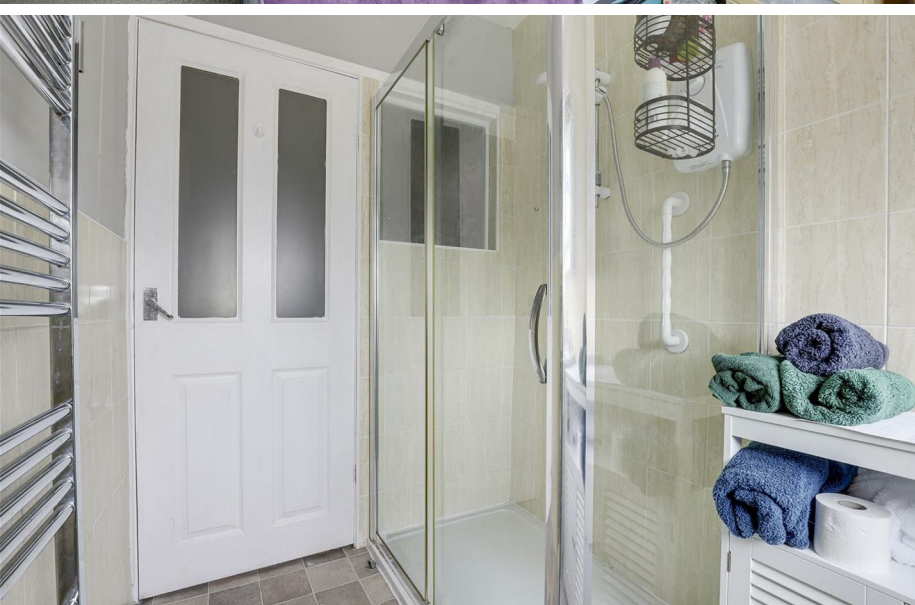
GUIDE PRICE £265,000 - £285,000

DETACHED BUNGALOW...

This two-bedroom detached bungalow, located in a sought-after area, offers deceptively spacious accommodation situated on a generous-sized plot, making it ideal for a variety of buyers. Perfectly positioned close to local shops, excellent transport links and within great school catchments, the property provides both convenience and comfort. Inside, the bungalow features a bright living room, a dining room, a well-appointed fitted kitchen and two generously sized bedrooms, along with a stylish three-piece bathroom suite and a versatile loft space. Outside, the property boasts off-road parking, and a lovely garden with a well-maintained lawn, a detached garage and a practical shed. This versatile home is perfect for anyone seeking a peaceful yet convenient lifestyle.

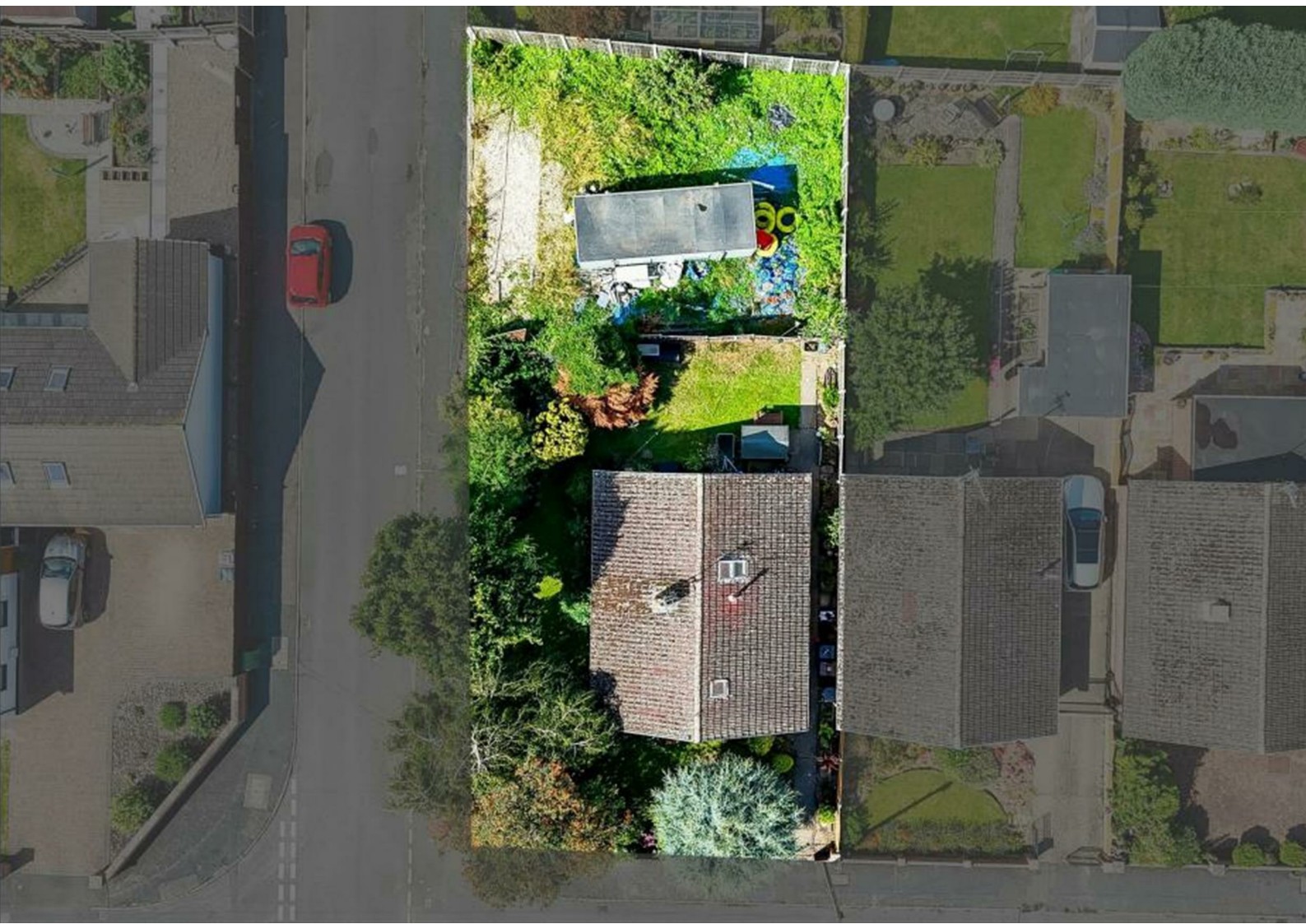
MUST BE VIEWED





- Detached Bungalow On Large Plot
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Loft Space
- Off Street Parking With Garage
- Private South Facing Garden
- Must Be Viewed





GROUND FLOOR

Dining Room

12*7" x 7*10" (3.84m x 2.41m)

The dining room has two UPVC double-glazed windows to the front and side elevation, wood-effect flooring, a radiator, coving, open access to the kitchen and a single UPVC door providing access into the accommodation.

Kitchen

8*11" x 8*9" (2.72m x 2.68m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor hood, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer and a moveable swan neck mixer tap, wood-effect flooring, partially tiled walls, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door.

Living Room

14*11" x 11*10" (4.56m x 3.63m)

The living room has two UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace and coving.

Hall

The hall has carpeted flooring, a radiator, a built-in cupboard and access to the loft.

Master Bedroom

15*1" max x 9*11" (4.60m max x 3.04m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in dressing table with cupboards.

Bedroom Two

12*0" x 8*11" (3.67m x 2.72m)

The second bedroom has a UPVC double-glazed window to the rear elevation and access to the loft space.

Bathroom

8*5" x 5*2" (2.58m x 1.59m)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, tiled flooring, partially tiled walls, a chrome heated towel rail, a towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Loft Space

30*6" x 11*0" (9.31m x 3.37m)

The loft space has two velux windows.

OUTSIDE

Outside of the property there is off road parking and a south facing garden with a fence panelled boundary, a lawn, a detached garage and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- 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
- High risk of flooding
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions - No

DISCLAIMER

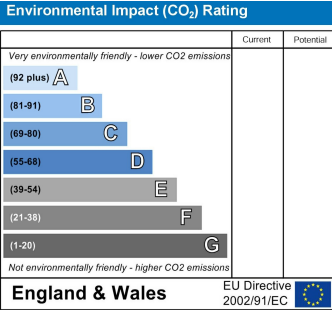
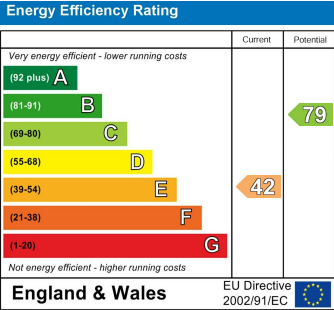
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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