

HoldenCopley

PREPARE TO BE MOVED

Jumelles Drive, Calverton, Nottinghamshire NG14 6QD

Guide Price £330,000

Jumelles Drive, Calverton, Nottinghamshire NG14 6QD



GUIDE PRICE £330,000 - £350,000

SPACIOUS FAMILY HOME IN A POPULAR VILLAGE LOCATION...

This spacious four-bedroom detached house makes an ideal family home, offering generous living accommodation throughout and a convenient setting close to local shops, schools, and transport links. The ground floor begins with an entrance hall leading into a bright and airy living room, which flows seamlessly into the dining area, perfect for family gatherings and entertaining. The fitted kitchen provides ample countertop and storage space, catering well to everyday cooking and household needs. Upstairs, there are four well-proportioned bedrooms, offering plenty of room for a growing family or for use as guest rooms or a home office. The family bathroom is complemented by a separate W/C for added practicality. Outside, the property enjoys a driveway providing off-road parking, access to a garage, and a front garden with a neat lawn. To the rear, a private enclosed garden features a paved patio area ideal for outdoor dining, along with a well-maintained lawn bordered by mature plants and shrubs.

MUST BE VIEWED!





- Extended Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Bathroom With Separate W/C
- Driveway & Garage
- Well-Maintained Rear Garden
- Spacious Family Home
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'2" x 3'0" (0.97m x 0.92m)

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

13'8" x 11'10" (4.17m x 3.61m)

The living room has carpeted flooring, ceiling coving, a feature fireplace, open-plan access to the dining room and a UPVC double-glazed bow window to the front elevation.

Dining Room

9'2" x 11'3" (2.79m x 3.43m)

The dining room has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Kitchen

14'6" x 10'7" (4.42m x 3.23m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, space for a cooker, washing machine and dishwasher, partially tiled walls, an in-built cupboard, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

14'7" x 5'6" (4.46m x 1.69m)

The landing has carpeted flooring and in-built cupboard, access to the loft and provides access to the first floor accommodation.

Master Bedroom

14'2" x 10'11" (4.32m x 3.33m)

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

Bedroom Two

11'7" x 14'1" (3.53m x 4.29m)

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

Bedroom Three

8'0" x 9'2" (2.44m x 2.79m)

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

Bedroom Four

11'1" x 8'5" (3.38m x 2.57m)

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

Bathroom

5'7" x 5'4" (1.70m x 1.63m)

The bathroom has a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

W/C

5'5" x 2'7" (1.66m x 0.79m)

This space has a concealed low level dual flush W/C, tiled walls and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a lawn and hedge border boundaries.

Garage

8'0" x 17'7" (2.44m x 5.36m)

The garage has courtesy lighting, a wall-mounted boiler and an up-and-over door.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn with gravel borders, plants and shrubs and fence panelling boundaries.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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

0115 8969 800
26 High Street, Arnold, Nottinghamshire, NG5 7DZ
info@holdencopley.co.uk
www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.