

# HoldenCopley

PREPARE TO BE MOVED

Rose Street, Calverton, Nottinghamshire NG14 6TN

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£375,000

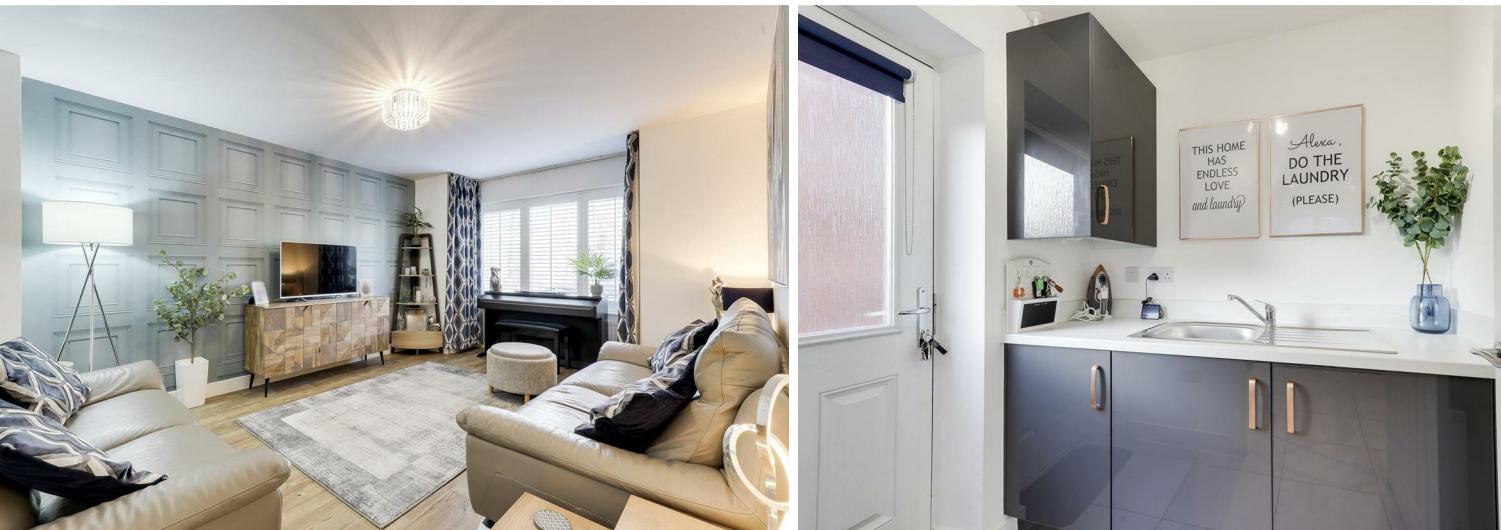
Rose Street, Calverton, Nottinghamshire NG14 6TN



## BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME...

This four bedroom detached home is beautifully presented throughout and offers a genuine move-in ready option for any buyer. Set on a private road in the popular village of Calverton, the property enjoys a quiet position while still being close to a wide choice of amenities, including shops, a leisure centre, well-regarded schools for all ages and excellent transport links. Inside, the layout has been designed with modern family living in mind. The entrance hall leads through to a spacious living room, filled with natural light. At the heart of the home is the impressive open-plan kitchen, dining and living area, a great social space with modern units, integrated appliances and a breakfast bar. Double French doors open directly onto the rear garden, creating an easy flow for everyday living and entertaining. A separate utility room and a ground floor W/C add further convenience. Upstairs, there are three well-proportioned double bedrooms and a comfortable single bedroom, offering flexibility for families, guests or home working. The main bedroom features fitted wardrobes and a stylish en-suite, while the contemporary family bathroom serves the remaining rooms. Outside, the property benefits from a driveway providing off-road parking for two cars, along with a garage. The rear garden is fully enclosed and offers two patio areas, a lawn and established planting, ideal for relaxing, entertaining or family time.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Bay-Fronted Reception Room
- Open-Plan Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suites & Family Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'8" x 4'6" (4.49 x 1.39)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, a full-height UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### W/C

6'9" x 3'1" (2.06 x 0.95)

This space has a concealed low level dual flush W/C, a pedestal wash basin, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed obscure window with a fitted shutter to the front elevation.

### Living Room

16'5" x 11'6" (5.02 x 3.51)

The living room has amtico flooring, a radiator and a UPVC double-glazed window with fitted shutters to the front elevation.

### Kitchen Diner

19'10" x 14'7" (6.06 x 4.46)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and swan-neck mixer tap, an integrated combi oven, microwave oven, gas hob, extractor hood and dishwasher. There is also a radiator, recessed spotlights, an in-built cupboard, tiled flooring, a UPVC double-glazed window with fitted shutters to the rear and double French doors opening out to the garden.

### Utility Room

6'9" x 5'5" (2.06 x 1.67)

The utility room has fitted base and wall units with a worktop, a stainless steel sink with a drainer and mixer tap, an integrated washing machine, a radiator, tiled flooring and a single composite door providing access to the side of the property.

## FIRST FLOOR

### Landing

11'4" x 5'1" (3.47 x 1.56)

The landing has carpeted flooring, access to the loft and access to the first floor accommodation.

### Master Bedroom

15'0" x 9'7" (4.58 x 2.93)

The main bedroom has carpeted flooring, a radiator, a floor-to-ceiling fitted wardrobe, access to the en-suite and a UPVC double-glazed bay window to the front elevation.

### En-Suite

6'7" x 4'1" (2.01 x 1.25)

The en-suite has a concealed low level dual flush W/C, a wash basin, a shower enclosure with a shower fixture, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window with a fitted shutter to the side elevation.

### Bedroom Two

11'3" x 9'2" (3.45 x 2.81)

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

### Bedroom Three

9'1" x 9'4" (3.03 x 2.85)

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

### Bedroom Four

10'4" x 7'8" (3.15 x 2.36)

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

### Bathroom

6'7" x 6'1" (2.03 x 1.87)

The bathroom has a concealed low level dual flush W/C, a wash basin, a panelled bath with an electric shower fixture, a wall-mounted electric shaving point, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window with fitted shutters to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for two cars, access to the garage, gated access to the rear garden, courtesy lighting and a garden area with a range of shrubs.

### Rear

To the rear of the property is an enclosed garden with two paved patio areas, a lawn, raised planters with a range of plants and shrubs, outdoor pocket sockets, an outdoor tap and fence panel boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Some coverage of Voice, 4G & 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 D

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:

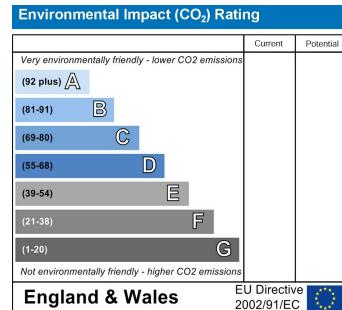
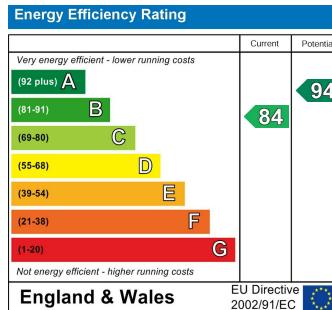
Property Tenure is Freehold

There is currently no service charge in place. The seller has indicated that if one is introduced in the future, it is expected to be approximately £135 per year. It is the buyer's responsibility to check this with their solicitor

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.

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.





**This floorplan is for illustrative purposes only.**

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