

# HoldenCopley

PREPARE TO BE MOVED

Orchard Drive, Calverton, Nottinghamshire NG14 6GP

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Guide Price £375,000

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GUIDE PRICE £375,000 - £395,000

## SPACIOUS FAMILY HOME...

This four-bedroom detached bungalow is beautifully presented throughout and would make the perfect home for a range of buyers, including families, professionals, and anyone looking for single-level living with added flexibility. Situated in the popular village of Calverton, the property benefits from easy access to local shops, excellent schools, amenities, and transport links. To the ground floor, the accommodation comprises an inviting entrance hall, a spacious living room perfect for relaxing and entertaining, a modern fitted kitchen with ample space for a dining table, a handy utility room, and a bright sun room offering additional living space. There are also two generously sized double bedrooms serviced by a stylish three-piece bathroom suite. The first floor boasts two further double bedrooms, providing versatile living options, along with a second three-piece bathroom suite. Outside, the property benefits from a driveway with access to a carport and garage, providing ample off-road parking. To the rear, a private, low-maintenance garden backs onto an attractive allotment, which is available to rent.

MUST BE VIEWED







- Detached Bungalow
- Four Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Sun Room
- Utility Room
- Two Bathroom Suites
- 5 Car Driveway
- Detached Garage & Car Port
- Low Maintenance Rear Garden











GROUND FLOOR

Entrance Hall

3’3" × 22’8" (1.01m × 6.91m)

The entrance hall has luxury wood flooring, a radiator, an in-built cupboard, and a single composite door providing access into the accommodation.

Living Room

22’1" × 10’6" (6.75m × 3.21m)

The living room features carpeted flooring, a stylish glass-panelled staircase, a radiator, TV point, an electric fireplace with decorative surround, and UPVC double-glazed windows to both the front and side aspects.

Kitchen

12’0" × 15’7" (3.67m × 4.77m)

The kitchen is fitted with sleek gloss handleless base and wall units, quartz upstand worktops, and a composite sink with a swan neck mixer tap and drainer. It includes a five-ring gas hob with angled extractor and splashback, integrated appliances (fridge, freezer, oven, combination microwave, and plate warmer), a radiator, TV point, and HIVE heating thermostat. With luxury wood flooring, recessed spotlights, space for a dining table, a rear-facing UPVC double-glazed window, and French doors leading into the sun room.

Utility Room

5’2" × 6’11" (1.60m × 2.12m)

The utility room features vinyl flooring, wall-mounted units with a rolled-edge worktop, and a wall-mounted electric heater. There is space and plumbing for a washing machine, room for a dryer, a UPVC double-glazed window overlooking the rear elevation, and a UPVC door offering direct access to the rear garden.

Sun Room

7’1" × 13’4" (2.17m × 4.07m)

The sun room features wood flooring, a radiator, UPVC double-glazed windows to the rear elevation, and a UPVC door offering access to the rear garden.

Master Bedroom

9’11" × 13’10" (3.04m × 4.24m)

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

Bedroom Four

8’5" × 12’0" (2.57m × 3.67m)

The forth bedroom has carpeted flooring, a radiator, a TV point, and a sliding patio door providing access to the sun room.

Bathroom

5’1" × 7’3" (1.56m × 2.22m)

The bathroom is fitted with a low-level dual flush W/C, a vanity unit with integrated wash basin, and a double-ended bath featuring central taps, a mains fed Thermostatic shower, handheld attachment, a recessed niche, and a glass shower screen. Additional features include partially tiled walls, a chrome heated towel rail, an anti-fog LED wall-mounted mirror, wall-mounted storage cupboards, recessed spotlights, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

5’8" × 10’2" (1.75m × 3.12m)

The landing has carpeted flooring, a half vaulted ceiling, an in-built cupboard, recessed spotlights, and provides access to the first floor accommodation.

Bedroom Two

11’6" × 11’11" (3.52m × 3.64m)

The second bedroom offers carpeted flooring, a vaulted ceiling, hard-wired TV and internet points, a radiator, built-in cupboard and drawer storage, recessed spotlights, and a Velux window providing natural light.

Bedroom Three

11’6" × 11’5" (3.51m × 3.50m)

The third bedroom features carpeted flooring, a vaulted ceiling, hard-wired TV and internet points, a radiator, built-in cupboard and drawer storage, recessed spotlights, and a Velux window.

Bathroom Two

7’10" × 8’5" (2.41m × 2.57m)

The second bathroom includes a concealed low-level flush W/C, a double-ended bath with central taps and a handheld shower head, a vanity unit with a wash basin and splashback, a half-vaulted ceiling, LED lighting, a chrome heated towel rail, and vinyl flooring.

OUTSIDE

Garage

The garage features cement board cladding, insulation, electrical outlets, lighting, a fuse board, a UPVC double-glazed window, and a UPVC double-glazed door, making it ideal for use as a workshop.

Front

At the front of the property, there is a driveway providing access to the carport and garage for off-street parking, along with various plants and shrubs, courtesy lighting, and gated access to the rear.

Rear

To the rear of the property is a beautifully presented, private enclosed garden featuring a decked seating area with recessed lighting, an artificial lawn, external lighting, power sockets, and a variety of well-maintained plants and shrubs. The space is bordered by attractive brick walling and fencing, and benefits from direct gated access to nearby allotments—ideal for those interested in renting a plot for gardening or growing produce. Please note, the allotments are not included in the sale and are available separately for rent.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Good 4G  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

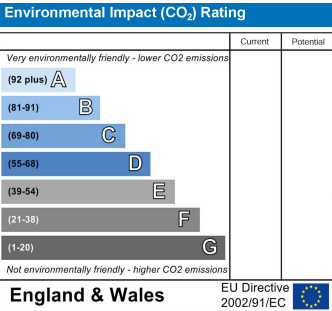
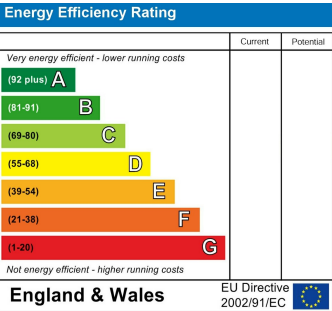
DISCLAIMER

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 licence 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.

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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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