Robert Ellis

look no further. . .

Forest Road

Calverton, Nottingham NG14 6NJ

A TWO DOUBLE BEDROOM SEMI DETACHED ON A CORNER PROPERTY, VIEWING RECOMMENDED

Guide Price £200,000 Freehold

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GUIDE PRICE £200,000 -£210,000WELL-PRESENTED SEMI-DETACHED HOME ON A GENEROUS CORNER PLOT…

Robert Ellis are pleased to bring to the market this well-presented semi-detached property, ideally located within the popular village of Calverton. Offering well-proportioned accommodation throughout, this home would suit a range of buyers including first-time purchasers, couples, small families or investors alike.

The accommodation briefly comprises an entrance hall, a spacious dining kitchen providing ample storage and worktop space, a useful separate utility room and a convenient ground floor W.C. To the first floor, there are two double bedrooms and a modern shower room.

Outside, the property occupies a generous corner plot with low-maintenance outdoor space and a double driveway providing off-street parking. Further benefits include gas central heating and uPVC double glazing.

Situated within close proximity to local shops, schools, amenities and excellent transport links, an early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway
UPVC double glazed leaded entrance door to the front elevation, ceiling light point, wall mounted radiator, internal glazed door leading through to the living room with carpeted staircase leading to the first floor landing.

Living Room
16'2 x 10'8 approx (4.93m x 3.25m approx)
UPVC double glazed bay window to the rear elevation overlooking the rear garden, ceiling light point, wall mounted radiator, feature fireplace incorporating wooden mantle, tiled hearth with multifuel cast iron burner, internal glazed door leading through to the dining kitchen.

Dining Kitchen
11'6 x 17'03 approx (3.51m x 5.26m approx)
This dual aspect kitchen diner benefits from having a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel 1.5 bowl undercounter sink with mixer tap, integrated oven with four ring hob over and stainless steel extractor hood above, space and point for a freestanding fridge freezer, ample storage cabinets, tiled splashbacks, wall mounted gas central heating combination boiler providing instant hot water and heating to the property, wall mounted radiator, tiling to the floor, UPVC double glazed windows to the front and rear elevations, internal glazed door leading to the side lobby.

Side Lobby
2'8 x 10'2 approx (0.81m x 3.10m approx)
UPVC double glazed window to the side elevation, space and plumbing for an automatic washing machine creating additional utility area, panelled door leading to the ground floor cloakroom.

Ground Floor Cloakroom
5'01 x 2'6 approx (1.55m x 0.76m approx)
UPVC double glazed window to the side elevation, low level flush WC, ceiling light point.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the front elevation, loft access hatch with pull down ladder providing useful additional storage space, doors leading off to:

Bedroom One
10'7 x 17'04 max approx (3.23m x 5.28m max approx)
UPVC double glazed windows to the front and rear elevations, wall mounted radiator, ceiling light point, carpeted flooring.

Bedroom Two
11' x 9'3 approx (3.35m x 2.82m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, carpeted flooring.

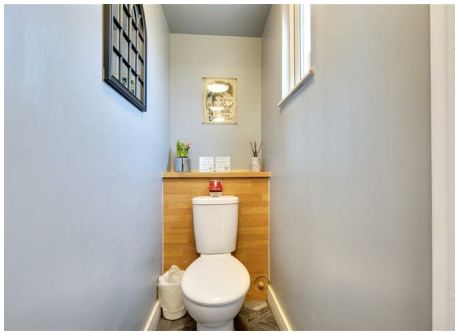
Shower Room
5'03 x 5'07 approx (1.60m x 1.70m approx)
Modern three piece suite comprising walk-in shower enclosure with mains fed shower over, low level flush WC, vanity wash hand basin with storage cupboards below, UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, chrome heated towel rail.

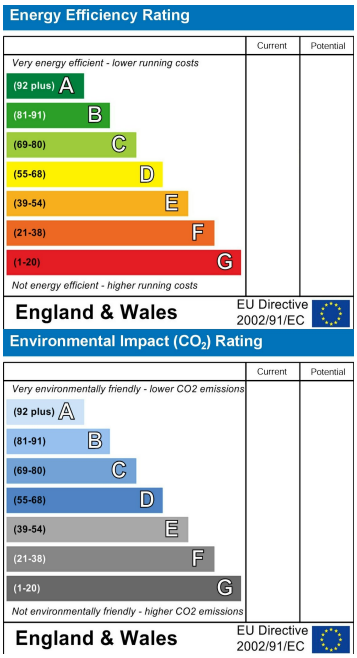
Outside
The property sits on a good-sized corner plot with a double on-off driveway to the front and side elevations providing ample off the road vehicle hardstanding, garden laid to lawn to the front with fencing to the boundaries.

To the rear of the property there is an enclosed low maintenance garden with paved patio area, low maintenance gravelled area, fencing to the boundaries.

There is a further freestanding concrete sectional garage with light and power providing additional storage space.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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