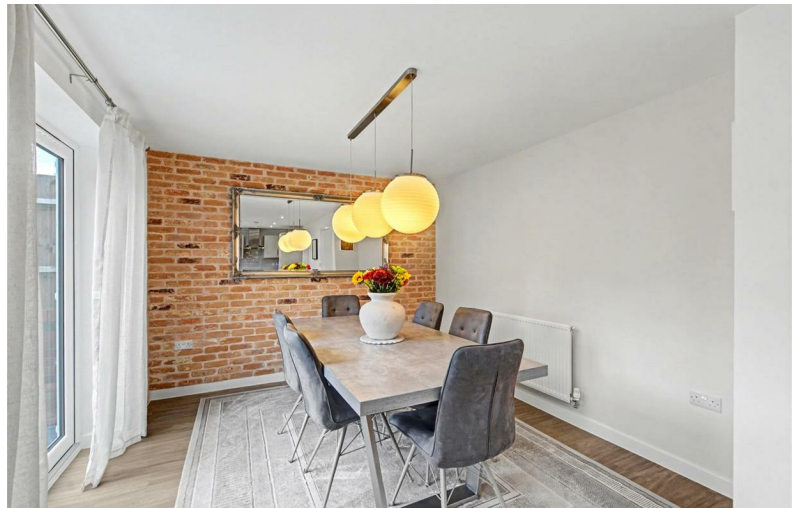




Pheasant Way,
Calverton, Nottingham
NG14 6TA

£445,000 Freehold



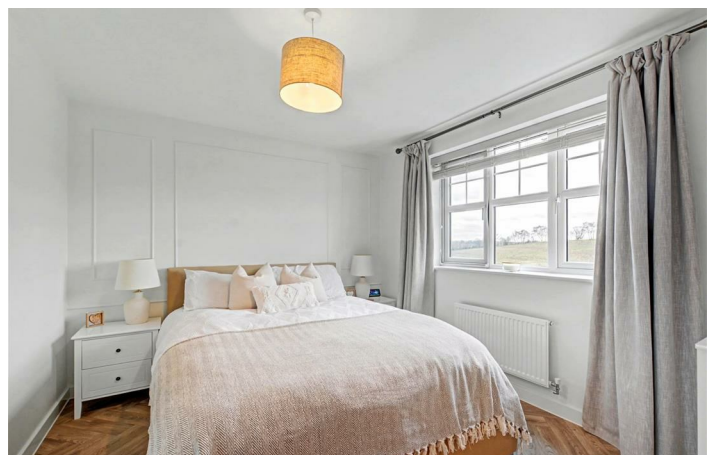
A substantial and well presented five bedroom detached family home situated on this popular modern development within the sought after village of Calverton. The property provides spacious and versatile accommodation throughout, making it ideal for growing families looking for a long term home in a convenient residential location.

The ground floor accommodation is entered via a spacious entrance hallway and includes a generous lounge positioned to the front elevation, separate office/study providing an ideal space for home working, ground floor WC, and an impressive open plan kitchen diner extending to almost 30ft in length. The kitchen is fitted with a modern range of wall and base units, integrated appliances, breakfast bar, and ample space for dining and entertaining, with French doors opening directly onto the rear garden. A separate utility room provides additional practicality and storage.

To the first floor, the landing leads to five well proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, with further built-in storage provided.

Outside, the property benefits from a driveway providing off road parking and access to the garage. To the rear, there is a private enclosed landscaped garden with patio seating area and lawn, providing an excellent outdoor space for family enjoyment and entertaining.

Situated within the popular village of Calverton, the property offers easy access to a wide range of local amenities, schools, and transport links to Nottingham city centre and surrounding areas, making this an excellent opportunity for families seeking a spacious modern home. Selling with no upward chain.



Entrance Hallway

7'6" x 20'0" approx (2.3 x 6.1 approx)

Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, staircase leading to the first floor landing, wall mounted radiator, recessed spotlights to the ceiling,

WC

3'3" x 6'2" approx (1.0 x 1.9 approx)

LVT flooring, WC, wall mounted radiator, part panelling to the walls, handwash basin, tiled splashback.

Office

10'9" x 9'6" approx (3.3 x 2.9 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring.

Lounge

11'9" x 18'0" approx (3.6 x 5.5 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, LVT flooring, panelling to two walls.

Open Plan Kitchen Diner

11'5" x 29'8" approx (3.5 x 9.05 approx)

A range of matching wall and base units with quartz worksurfaces over incorporating a 1.5 bowl sink unit with mixer tap over, integrated double oven with induction hob over and extractor hood above, breakfast bar providing ideal additional seating space, tiled splashbacks, wall mounted radiators, ample space for a dining table, recessed spotlights to the ceiling, door leading through to the utility room, two UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

Utility Room

9'6" x 6'2" approx (2.9 x 1.9 approx)

LVT flooring, wall mounted radiator, a range of base units with worksurfaces over incorporating a sink unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted boiler housed within matching wall unit, recessed spotlights to the ceiling, UPVC double glazed door to the side elevation.

First Floor Landing

17'4" x 13'1" approx (5.3 x 4.0 approx)

Carpeted flooring, recessed spotlights to the ceiling, storage cupboard, access to the loft, doors leading off to:

Bedroom One

10'5" x 11'9" approx (3.2 x 3.6 approx)

UPVC double glazed window to the front elevation, vinyl flooring, wall mounted radiator, panelling to the wall, built in wardrobes with mirrored sliding door, sliding door with archway leading through to the en-suite.

En-Suite

7'6" x 6'2" approx (2.3 x 1.9 approx)

UPVC double glazed window to the front elevation, heated towel rail, handwash basin with mixer tap and storage under, WC, shower enclosure with mains fed shower and rainwater showerhead over, extractor fan, vinyl flooring.

Bedroom Two

9'6" x 13'5" approx (2.9 x 4.1 approx)

UPVC double glazed window to the front elevation, vinyl flooring, wall mounted radiator, part panelling to the walls, built in wardrobes with sliding doors.

Bedroom Three

9'6" x 11'5" approx (2.9 x 3.5 approx)

UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator.

Bedroom Four

9'6" x 11'5" approx (2.9 x 3.5 approx)

UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator.

Bedroom Five

7'10" x 9'6" approx (2.4 x 2.9 approx)

UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator.

Bathroom

8'6" x 5'10" approx (2.6 x 1.8 approx)

UPVC double glazed window to the side elevation, tiled splashbacks, vinyl flooring, panelled bath with mains fed shower and rainwater showerhead over, heated towel rack, handwash basin with mixer tap, shaver point, WC, extractor fan.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking which extends to the side of the property giving access to the garage, further parking to the front of the property, lawned front garden.

Garage

Up and over door to the front elevation.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with paved patio area, lawned area, a range of plants and shrubbery planted to the borders, outdoor water tap, outdoor power, external lighting, fencing and walls to the boundaries, secure gated access to the side of the property.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: FibreNest

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

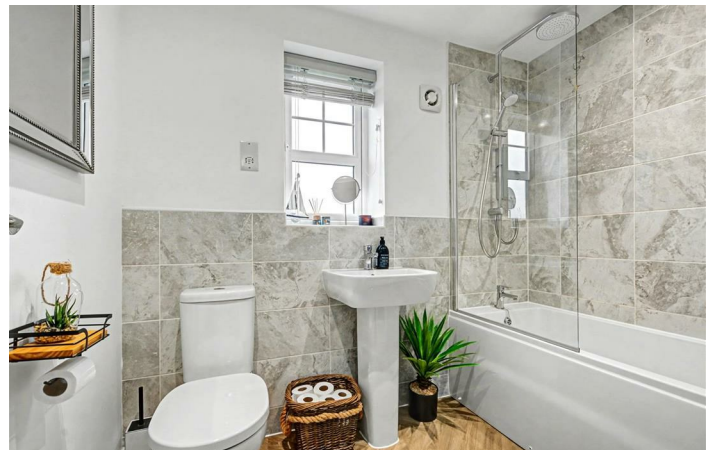
Flood Risk: No flooding in the past 5 years

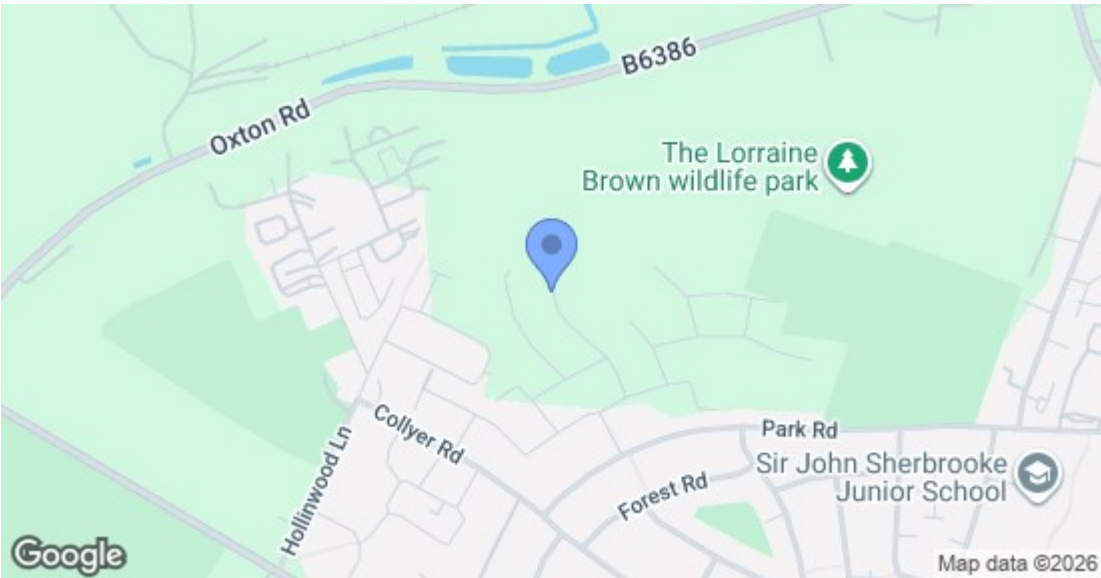
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		

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.