Robert Ellis

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Bull Meadow
Calverton, Nottingham NG14 6RR

A THREE-BEDROOM MID-TERRACE FAMILY PROPERTY, SET WITHIN A CUL-DE-SAC LOCATION.

Guide Price £230,000 Freehold

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GUIDE PRICE £230,000 - £240,000

Robert Ellis Estate Agents are delighted to welcome to the market this beautifully presented and extended THREE BEDROOM MID-TERRACED HOME, ideally positioned within a peaceful cul-de-sac in the ever-popular village of Calverton.

This deceptively spacious property offers well-planned accommodation over two floors, making it an ideal purchase for first-time buyers, young families, or investors alike. Located within easy walking distance of local schools, shops, and transport links, the home also benefits from excellent road connections to Mapperley, Nottingham City Centre, and surrounding countryside.

To the ground floor, the accommodation comprises an inviting entrance hallway with wood-effect flooring, under-stairs storage, a convenient W/C, and a modern kitchen/diner fitted with a range of wall and base units, integrated oven and hob, and ample appliance space. To the rear, a bright and spacious living room opens into a fantastic garden room extension, complete with Velux windows, recessed spotlights, and double French doors leading out to the tiered rear garden — perfect for entertaining and family living.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a stylish en-suite shower room. A contemporary family bathroom fitted with a three-piece suite completes the accommodation.

Outside, the front of the property offers a block-paved driveway and a low-maintenance planted area, while the enclosed rear garden enjoys a combination of patio, lawn, raised planters, and space for a garden shed, all enclosed with fence panel boundaries providing a safe and private setting.

Homes of this quality and in this location rarely remain on the market for long – early viewing is strongly recommended. Contact our office today to arrange your viewing.

Entrance Hallway
15'8 x 6'8 approx (4.78m x 2.03m approx)
Double glazed door to the front elevation leading into the entrance hallway comprising staircase leading to the first floor landing, laminate floor covering, ceiling light point, wall mounted radiator, under stairs storage space with additional understairs cupboard providing useful additional storage, panelled doors leading off to:

Dining Kitchen
10' x 11'02 approx (3.05m x 3.40m approx)
With a range of matching modern wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, tiled splashbacks, integrated oven with stainless steel gas hob above and extractor hood over, space and plumbing for automatic washing machine, space and plumbing for a freestanding dishwasher, UPVC double glazed window to the front elevation, ceiling light point, linoleum floor covering, ample storage space, space and point for a freestanding fridge freezer.

Ground Floor Cloakroom
6'03 x 3'05 approx (1.91m x 1.04m approx)
Low level flush WC, pedestal wash hand basin, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, wall mounted radiator.

Living Room
10'6 x 15'5 approx (3.20m x 4.70m approx)
Ceiling light point, wall mounted radiator, UPVC double glazed French doors leading to the rear extension with double glazed windows either side, laminate floor covering, ceiling light points.

Garden Room
9'11 x 10'10 approx (3.02m x 3.30m approx)
This versatile garden room offers additional seating and dining area comprising Velux roof lights providing ample natural daylight, recessed spotlights to the ceiling, wall mounted radiator allowing year round use, UPVC double glazed French doors leading to the landscaped rear garden with double glazed windows either side.

Rear of Property
To the rear of the property there is a landscaped enclosed rear garden featuring a raised paved patio area, steps down to the lower lawned garden, fencing to the boundaries, raised flowerbeds, rear secure gated access.

First Floor Landing
Loft access hatch, ceiling light point, wall mounted radiator, panelled doors leading off to:

Bedroom One
11'08 x 9'09 approx (3.56m x 2.97m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space, panelled door leading through to the en-suite shower room.

En-Suite Shower Room
5'5 x 6'02 approx (1.65m x 1.88m approx)
UPVC double glazed window to the front elevation, walk-in shower enclosure featuring an electric shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, linoleum floor covering, ceiling light point, extractor fan.

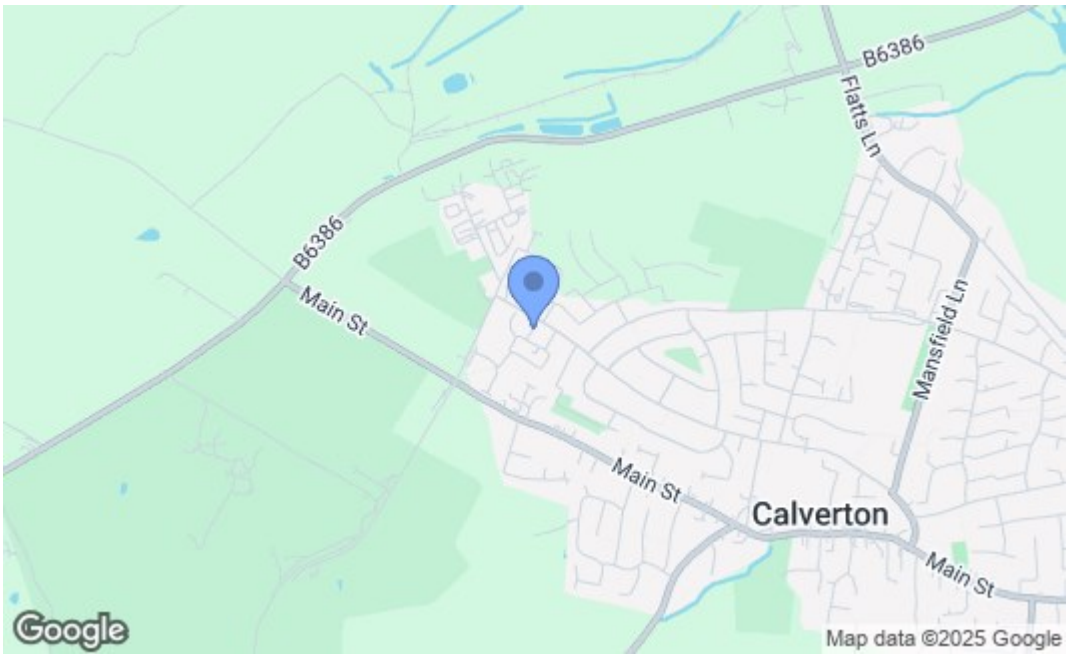
Family Bathroom
5'07 x 6'08 approx (1.70m x 2.03m approx)
Three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, linoleum floor covering, ceiling light point, wall mounted radiator.

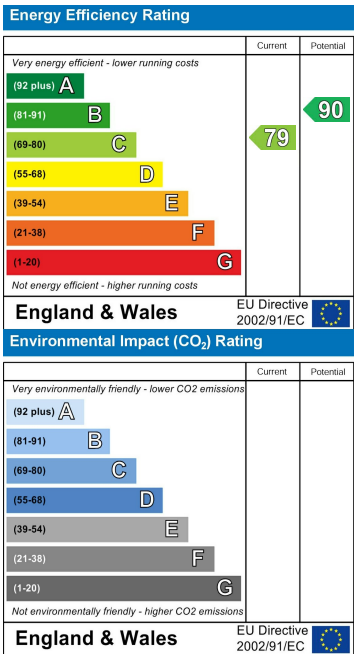
Bedroom Two
10'10 x 8'6 approx (3.30m x 2.59m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Three
10'6 x 6'7 approx (3.20m x 2.01m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Front of Property
To the front of the property there is a driveway providing ample off the road vehicle hardstanding, pathway to the front entrance door, mature shrubs planted to the borders.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1800mbps
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.