

# Robert Ellis

*look no further...*



Bull Meadow,  
Calverton, Nottingham  
NG14 6RR

**£220,000**

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Welcome to Bull Meadow, a peaceful cul-de-sac nestled in the heart of Calverton, a thriving village that blends countryside charm with everyday convenience. This beautifully presented three-bedroom townhouse is ideal for first-time buyers, young professionals, or growing families looking to settle in a warm, welcoming community.

Step inside to find a bright and inviting lounge, enhanced by natural light, with French doors opening onto a generous, low-maintenance rear garden, perfect for relaxing, entertaining, or enjoying outdoor hobbies. The contemporary breakfast kitchen features sleek worktops, ample cupboard space, and room for dining, making it the heart of the home.

A handy ground-floor WC adds everyday practicality, while upstairs you'll find three well-sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, offering a private sanctuary. The remaining bedrooms provide flexible space for children, guests, or a home office, served by a modern family bathroom.

Outside, the property offers off-road parking for two vehicles, a rare find in such a desirable location. With excellent access to local schools, shops, and transport links, this home ticks all the boxes for comfortable and connected living.

Don't miss your chance to view this fantastic property, early viewing is highly recommended to truly appreciate the space, style, and setting on offer. Make Bull Meadow your next move and start your next chapter in NG14.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising linoleum floor covering, storage cupboard, wall mounted electrical consumer unit, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

### Kitchen

15'5" x 12'1" approx (4.7 x 3.7 approx)

Linoleum floor covering, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for automatic washing machine, space and point for fridge freezer, space for dishwasher, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, space for dining table.

### Lounge

15'5" x 11'1" approx (4.7 x 3.4 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed doors with windows either side to the rear elevation leading to the rear garden.

### WC

Linoleum floor covering, WC, wall mounted radiator, wash hand basin with tiled splashbacks.

### First Floor Landing

Carpeted flooring, wall mounted radiator, access to the loft, doors leading off to:

### Bedroom One

10'2" x 11'9" approx (3.1 x 3.6 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, door to en-suite, built-in wardrobes.

### En-Suite Shower Room

5'6" x 5'10" approx (1.7 x 1.8 approx)

Shower cubicle with electric shower over, WC, wash hand basin, wall mounted radiator, linoleum floor covering, extractor fan, UPVC double glazed window to the front elevation.

### Bedroom Two

9'2" x 11'1" approx (2.8 x 3.4 approx)

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

### Bedroom Three

11'1" x 6'10" approx (3.4 x 2.1 approx)

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

### Bathroom

6'10" x 5'6" approx (2.1 x 1.7 approx)

Linoleum floor covering, wash hand basin, panelled bath, WC, wall mounted radiator, extractor fan.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, garden laid to lawn, further patio providing additional seating space, fencing to the boundaries.

#### Front of Property

To the front of the property there is allocated parking, pathway leading to the front entrance door, a range of plants and shrubbery 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

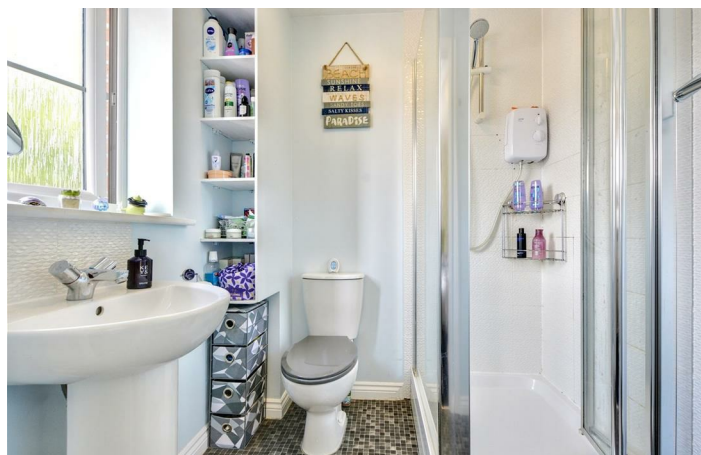
Flood Risk: No flooding in the past 5 years

Flood Defences: No

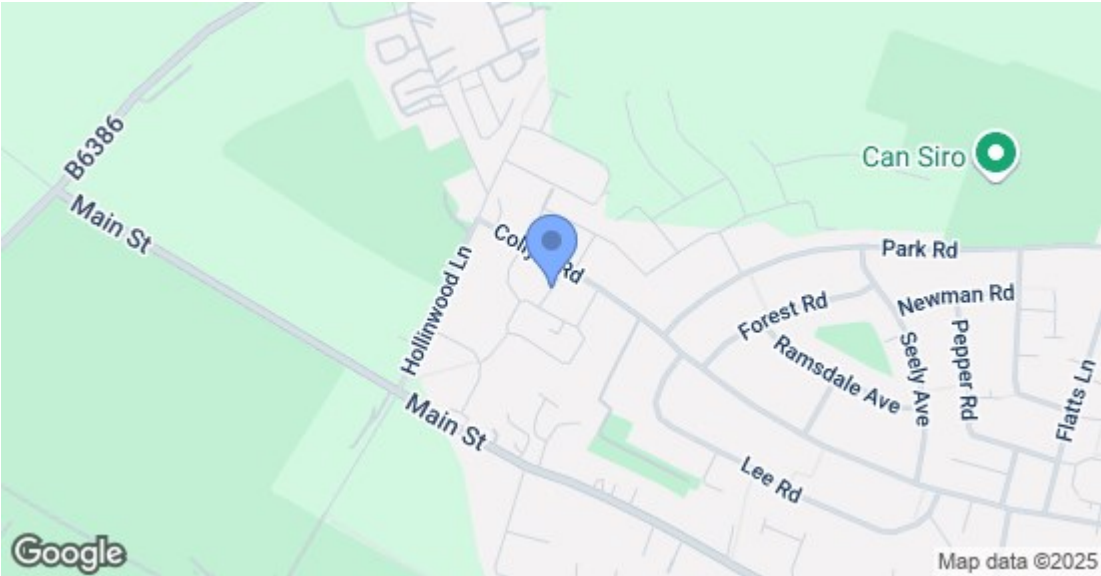
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.