



**Elmtree Road
Calverton, Nottingham NG14 6QA**

£230,000 Freehold

A WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME SITUATED IN
CALVERTON, NOTTINGHAM!



This delightful three-bedroom semi-detached home, located in the highly sought-after area of Calverton, Nottingham, is an ideal choice for first-time buyers or those seeking a well-connected family home. Offering a practical and spacious layout, the property provides everything you need for comfortable, modern living.

Upon entering, you'll be greeted by a welcoming hallway leading to the heart of the home, featuring a bright and inviting lounge, a contemporary kitchen, and a separate dining area perfect for family meals or entertaining guests. Upstairs, you'll find three generously-sized bedrooms and a well-appointed family bathroom, offering plenty of space for family living.

Externally, the property boasts a driveway providing off-road parking, along with a well-maintained lawned area at the front. The rear of the property offers an enclosed garden, ideal for outdoor relaxation or activities, ensuring a private and secure space for all to enjoy.

Situated in a prime location, this home is within easy reach of local shops, schools, and excellent transport links, making it the perfect choice for those looking for convenience and a vibrant community atmosphere.

DO NOT MISS OUT!



Front of Property

To the front of the property there is a lawned garden and driveway providing off the road parking, on the road parking is also available.

Entrance Hallway

Wooden entrance door to the side elevation leading into the entrance hallway comprising wooden flooring, carpeted staircase leading to the first floor landing, door leading to the lounge, archway, door leading to the dining room, archway to the kitchen.

Kitchen

9'2" x 7'11" approx (2.80 x 2.43 approx)

Vinyl flooring, double glazed bay fronted window to the front elevation, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, electric oven with four ring electric hob over, space and plumbing for a washing machine, space and point for a fridge freezer, gas central heating combination boiler, wall mounted radiator.

Lounge

16'2" x 11'7" approx (4.93 x 3.54 approx)

Wooden flooring, double glazed sliding door giving access to the rear garden, wall mounted radiator, gas fire, TV point, coving to the ceiling.

Dining Room

7'7" x 15'5" approx (2.32 x 4.70 approx)

Laminate flooring, double glazed bay fronted window to the front elevation, wall mounted radiator.

First Floor Landing

Carpeted flooring, access to the loft, two storage cupboards providing useful additional storage space, doors leading off to rooms.

Bedroom One

12'2" x 9'8" approx (3.72 x 2.97 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, built-in storage cupboard.

Bathroom

6'0" x 9'2" approx (1.83 x 2.81 approx)

Linoleum flooring, double glazed window to the front elevation, WC, tiled splashbacks, hand wash basin with mixer tap, heated towel rail, coving to the ceiling, spotlights to the ceiling, bath with mixer tap and electric shower above.

Bedroom Two

11'0" x 8'9" approx (3.37 x 2.68 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in storage cupboard.

Bedroom Three

6'11" x 7'7" approx (2.12 x 2.32 approx)

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

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area leading to a lawned area with pathway leading to the summerhouse, fencing to the boundaries, side access to the front of the property.

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

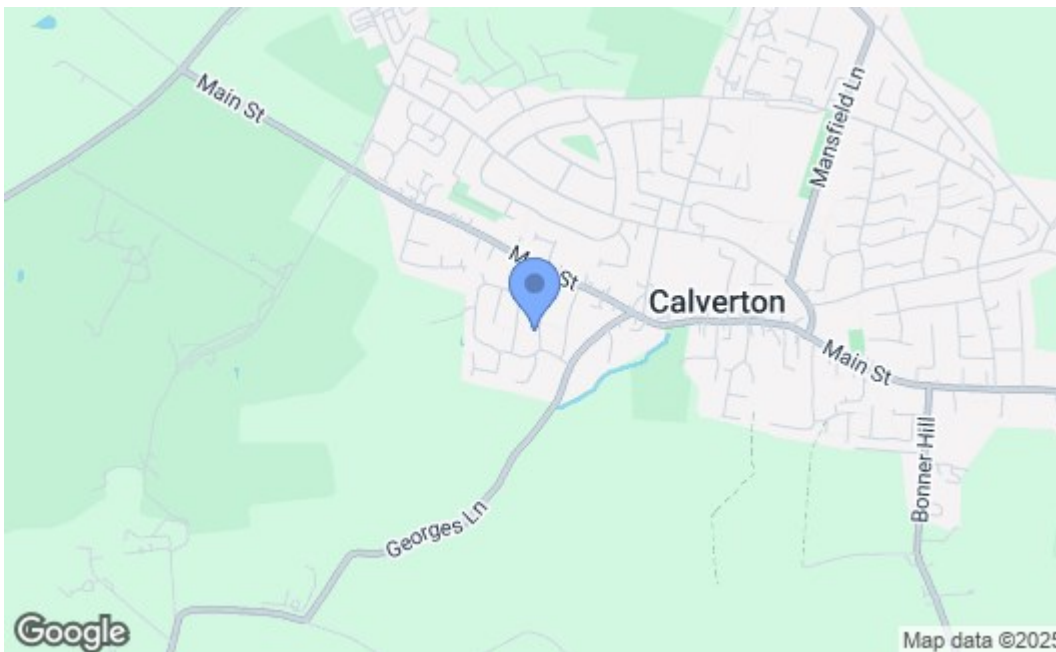
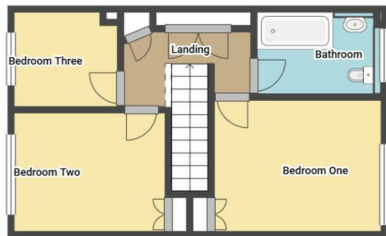
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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 (CO₂) 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		

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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.