



Broom Close,  
Calverton, Nottingham  
NG14 6HE

**£195,000 Freehold**





**\*\*ASKING PRICE £200,000 \*\***

**\*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in CALVERTON, NOTTINGHAM.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, with some located within the village, alongside a secondary school. The property also has use of the bus stops which are situated around the village. It is a very desirable location for any growing family.

Upon entry, you are welcomed by the entrance hall which leads to the kitchen diner with fitted and sliding doors opening into the rear gardens which offers a patio area, laid to lawn and rear patio area with space for shed. The kitchen also offers access into the lounge which features a multi-fuel log burner.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with separate bath and shower, and separate WC.

To the front of the property has a low maintenance front garden which is situated off the green. It also benefits from the use of solar panels- A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now!



### Hallway

11'10" x 6'5" approx (3.62m x 1.96m approx)

Tiled flooring, wall mounted radiator, opaque UPVC double glazed window and composite door to the front, understairs storage.

### Lounge

13'4" x 11'6" approx (4.08m x 3.51m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window and multi fuel log burner. Coving to the ceiling, integrated cupboard with shelving and storage to the bottom.

### Kitchen Diner

20'3" x 9'7" approx (6.18m x 2.94m approx)

Carpeted flooring, UPVC double glazed window and UPVC double glazed French doors to the rear. Fitted wall and base units with solid wood work surface over, inset sink and drainer, space for a cooker, washing machine, dishwasher and fridge freezer, partially tiled walls, wall display unit.

### First Floor Landing

2'6" x 10'2" approx (0.78m x 3.1m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, doors to:

### Bedroom 1

11'3" x 12'9" approx (3.43m x 3.89m approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator.

### Bedroom 2

9'4" x 9'8" approx (2.86m x 2.97m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window and fitted wardrobes.

### Bedroom 3

11'6" x 7'3" approx (3.51m x 2.21m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bathroom

6'7" x 6'0" approx (2.01m x 1.85m approx)

Vinyl flooring, bath with dual heat tap and hand held

shower unit, corner shower with hand held shower, wash hand basin with dual heat tap, partially tiled walls, opaque UPVC double glazed window and a towel wall mounted radiator.

### Separate w.c.

6'8" x 2'6" approx (2.05m x 0.77m approx)

Carpeted flooring, partially tiled walls, opaque UPVC double glazed window, low flush w.c.

### Outside

To the front there is a low maintenance garden with bushes to the front, slate area and a small decked area.

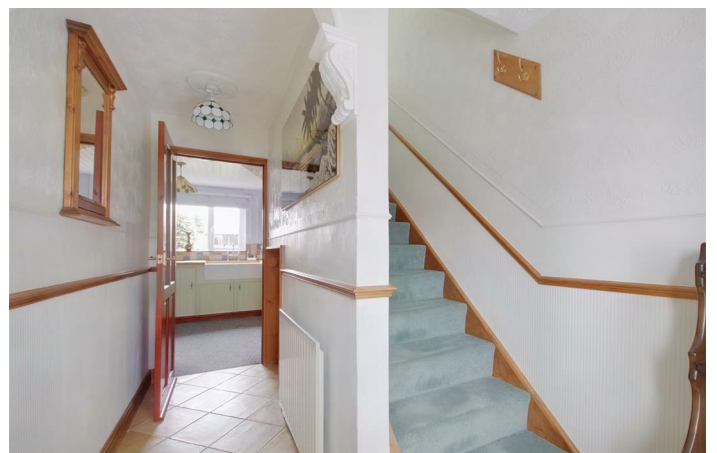
To the rear of the property there is an enclosed garden which is split into three sections with a patio, archway through to lawned garden with flower beds. Decked area to the rear with flower beds and a water feature.

### Council Tax

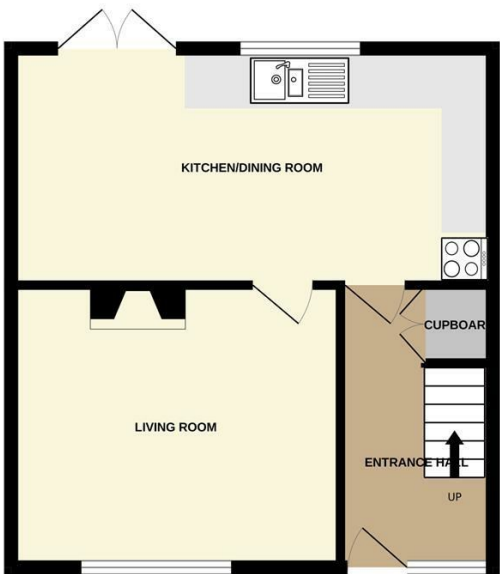
Gedling Borough Council Band A

### Potential to Rent Garage

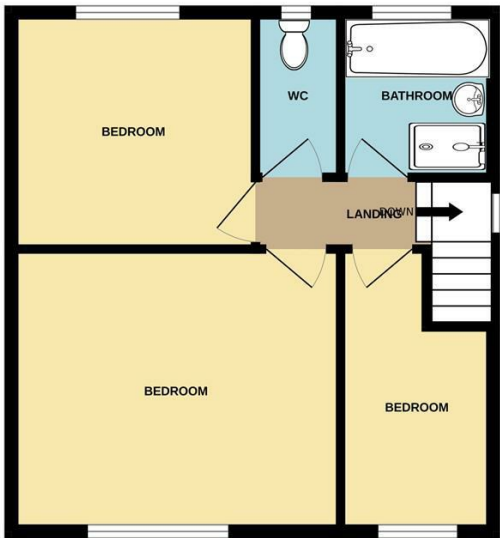
The current owners pay £48 per calendar month to rent a single garage to the rear of the home.



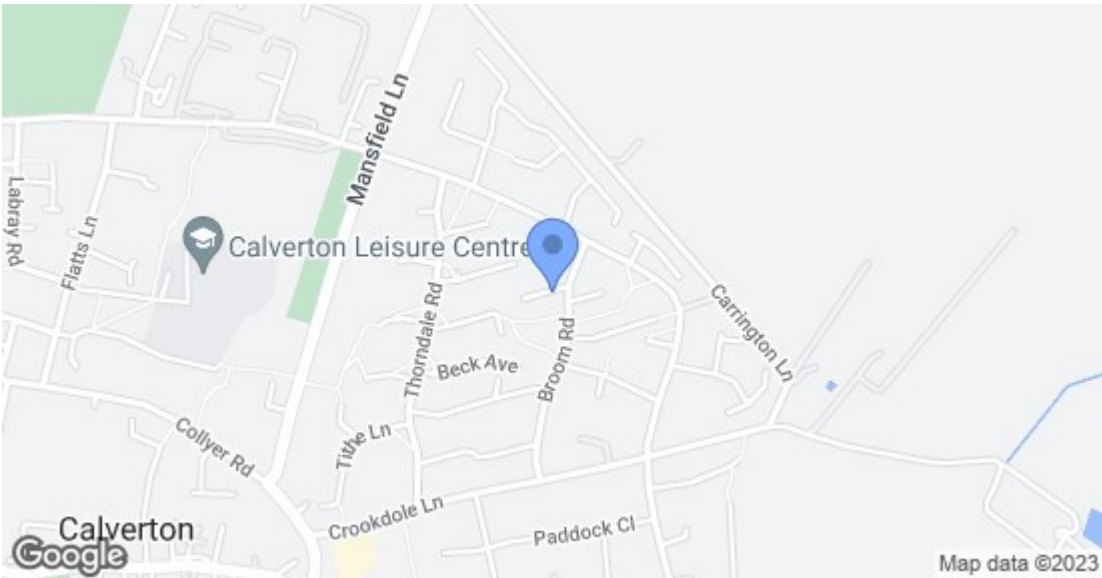
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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 (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		

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