



Broadfields,  
Calverton, Nottingham  
NG14 6JQ

**£325,000 Freehold**



## YOUR NEW FAMILY HOME...

This substantial detached house offers an exceptional blend of space, comfort, and style, making it the ideal choice for a growing family ready to move straight in. Situated within a sought-after Calverton location, the property benefits from convenient access to local shops, excellent schools, open countryside, and commuter links into Nottingham.

The ground floor features a spacious living room, perfect for both everyday relaxation and entertaining guests. The heart of the home is the refitted modern kitchen and dining room, offering ample space for family meals and social gatherings, with French doors leading into a bright conservatory that enjoys views across the landscaped garden.

Upstairs, there are three generous double bedrooms and two well-appointed bathrooms, including an en-suite to the master. The property also benefits from gas central heating and double glazing throughout.

Outside, the landscaped rear garden provides a private retreat ideal for families, while to the front, a driveway and integral garage offer off-street parking and secure storage. Viewing is highly recommended to fully appreciate the quality, space, and presentation on offer.



### Entrance Hallway

11'3 x 6' approx (3.43m x 1.83m approx)

Modern UPVC double glazed leaded door to the front, LVT flooring, ceiling light point, coving, radiator, stairs to the first floor, decorative stained glass leaded doors to:

### Living Room

14' x 19'10 approx (4.27m x 6.05m approx)

UPVC double glazed leaded bay window to the front, ceiling light points, wall light points, coving, feature fireplace incorporating wooden mantle, marble hearth and back panel with inset electric fireplace, radiator, internal wooden door to:

### Dining Kitchen

9'3 x 27'7 approx (2.82m x 8.41m approx)

This spacious re-fitted dining kitchen benefits from having a range of matching bespoke wooden wall and base units fitted by Osborne of Ilkeston with a granite work surface above, under counter double Belfast sink with swan neck mixer tap, glass tiled splashbacks, two UPVC double glazed windows to the rear, pelmet lighting, recessed spotlights to the ceiling, coving, integrated Miele oven, integrated warming drawer, four ring Miele induction hob with built-in extractor over, full height integrated larder fridge, integrated Miele dishwasher, integrated eye level Miele combination microwave oven, tiled floor, understairs utility area with shelving, power and space for a free standing tumble dryer and electrical control panel, underfloor heating, space for a dining table with additional dresser units either side, space and plumbing for a washing machine and sliding double glazed patio door to:

### Conservatory

11'4 x 9'4 approx (3.45m x 2.84m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the landscaped rear garden, glass roof providing ample natural daylight, tiled floor with underfloor heating.

### First Floor Landing

This spacious landing benefits from having feature leaded lights over the doors, ceiling light point, loft access hatch, coving, radiator, doors to:

### Bedroom 1

17'4 x 12'5 approx (5.28m x 3.78m approx)

Two UPVC double glazed leaded windows to the front, recessed spotlights to the ceiling, radiator, built-in wardrobes providing ample additional storage space, additional built-in dressing table and drawer unit and panelled door to:

### En-Suite

5'2 x 9'6 approx (1.57m x 2.90m approx)

Three piece suite comprising of a walk-in shower enclosure with rainwater shower head above and hand held shower, semi recessed vanity wash hand basin with storage cabinet below, low flush wc., UPVC double glazed window to the side, wall mounted mirror with integrated lighting and shelving unit, additional storage cabinet, chrome heated towel rail, tiled walls, LVT flooring, recessed spotlights to the ceiling, X-pelair fan.

### Bedroom 2

11'3 x 10'10 approx (3.43m x 3.30m approx)

UPVC double glazed leaded picture window to the front, radiator, ceiling light point.

### Bedroom 3

10'9 x 11'2 approx (3.28m x 3.40m approx)

UPVC double glazed window to the rear, double radiator, ceiling light point, coving, built-in wardrobe providing ample storage space.

### Bathroom

9'8 x 6'9 approx (2.95m x 2.06m approx)

UPVC double glazed window to the rear, three piece suite comprising corner panelled bath with mains fed electric shower over, low flush w.c., semi recessed vanity wash hand basin with storage cupboard below, tiling to the walls, recessed spotlights to the ceiling, chrome heated towel rail, mirrored unit with additional storage and inset lighting, LVT flooring.

### Integral Garage

19'2 x 9'8 approx (5.84m x 2.95m approx)

Electric up and over door to the front, wall mounted gas central heating boiler, side access door, light and power.

### Outside

To the front of the property is a block-paved driveway providing off-street parking and access into the garage, complemented by courtesy lighting, gravelled borders, and a range of established trees, plants and shrubs. To the rear is a beautifully maintained, private and enclosed garden featuring a sandstone patio ideal for outdoor dining, an artificial easy to easy-to-maintain lawn framed by railway sleepers, mature planting, external power sockets, a decorative water feature, and fence-panelled boundaries.

### Council Tax

Nottingham City Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 79mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

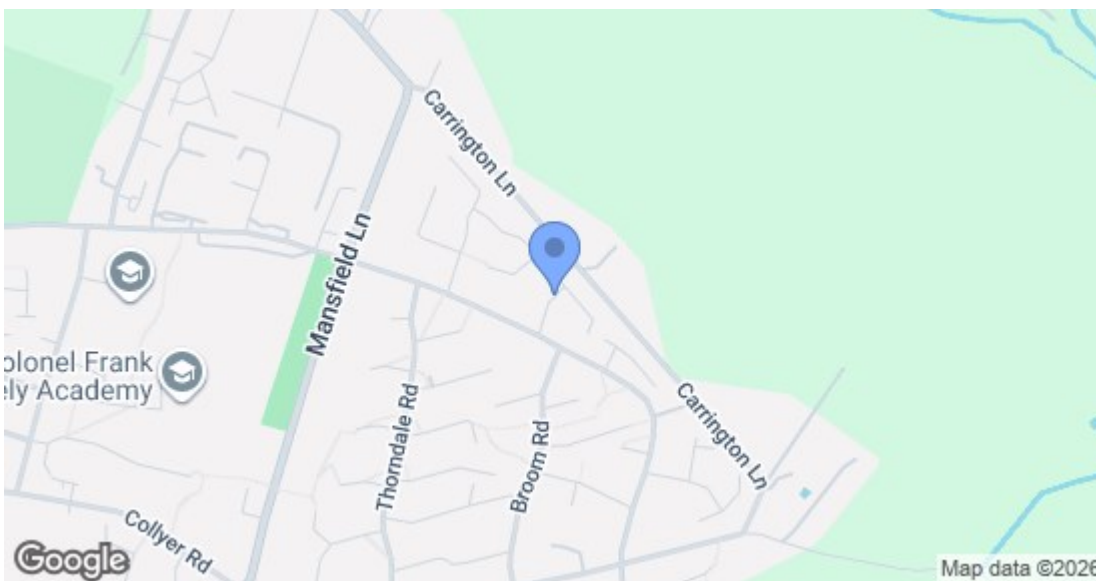
Flood Defenses – No

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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.