



**Bull Meadow  
Calverton, Nottingham NG14 6RR**

**Guide Price £260,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
END OF TERRACE PROPERTY FOR SALE IN  
CALVERTON, NOTTINGHAM.





**\*\*GUIDE PRICE £260,000 - £270,000!\*\***

This stunning three-bedroom, modern end-terrace townhouse, built by Taylor Wimpey in 2014, is located in the highly desirable Calverton Village. Offering spacious and flexible living, the property includes a welcoming entrance hall, a convenient downstairs WC, a bright and airy lounge, and a large kitchen/diner that's perfect for family meals and entertaining.

Upstairs, you'll find three generously sized bedrooms, with the master benefiting from an en-suite. The family bathroom is stylish and modern, completing the first floor. Outside, a driveway with parking for three cars provides ample space for vehicles, while the enclosed rear garden offers a private outdoor retreat.

With the added bonus of Nest smart heating technology, this home offers both modern comfort and style. Viewings are highly recommended to fully appreciate the space and quality this fantastic family home provides.



### Side of Property

To the side of the property there is a driveway providing off the road parking for up to three cars.

### Entrance Hallway

Composite entrance door to the front elevation giving access to the entrance hallway comprising LVT flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door to storage cupboard, door to WC, door to lounge, door to kitchen diner.

### Downstairs WC

5'2" x 3'2" approx (1.59 x 0.97 approx)

LVT flooring, wall mounted radiator, handwash basin with mixer tap, tiled splashbacks, WC.

### Lounge

9'10" x 17'9" approx (3.02 x 5.42 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, TV point, double glazed French doors leading to the rear garden.

### Kitchen Diner

17'7" x 9'9" approx (5.38 x 2.99 approx)

Two double glazed windows to the side elevation, double glazed window to the front elevation, two wall mounted radiators, breakfast bar, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, boiler, double oven with 4 ring gas hob and extractor hood over, spotlights to the ceiling.

### First Floor Landing

Carpeted flooring, wall mounted radiator, access to loft, doors to rooms.

### Bedroom One

13'6" x 9'10" approx (4.13 x 3.01 approx)

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

### En-Suite

9'0" x 3'10" approx (2.76 x 1.19 approx)

Linoleum flooring, WC, spotlights to the ceiling, heated towel rail., vanity wash hand basin with mixer tap, tiled splashbacks, shaver point, shower cubicle with electric shower above.

### Bedroom Two

9'9" x 10'4" approx (2.98 x 3.17 approx)

Carpeted flooring, double glazed window to the front and side elevations, wall mounted radiator.

### Bedroom Three

9'9" x 7'0" approx (2.98 x 2.15 approx)

Carpeted flooring, double glazed window to the side elevation, fitted wardrobes, wall mounted radiator.

### Family Bathroom

6'9" x 5'6" approx (2.06 x 1.69 approx)

Linoleum flooring, wall mounted radiator, WC, double glazed window to the side elevation, hand wash basin with mixer tap, tiled splashbacks, bath with mixer tap and mains fed shower above.

### Rear of Property

To the rear of the property there is an enclosed rear garden with both a lawned area and patio area, walled boundaries and gate to additional garden area with shed, side gated access.

### 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

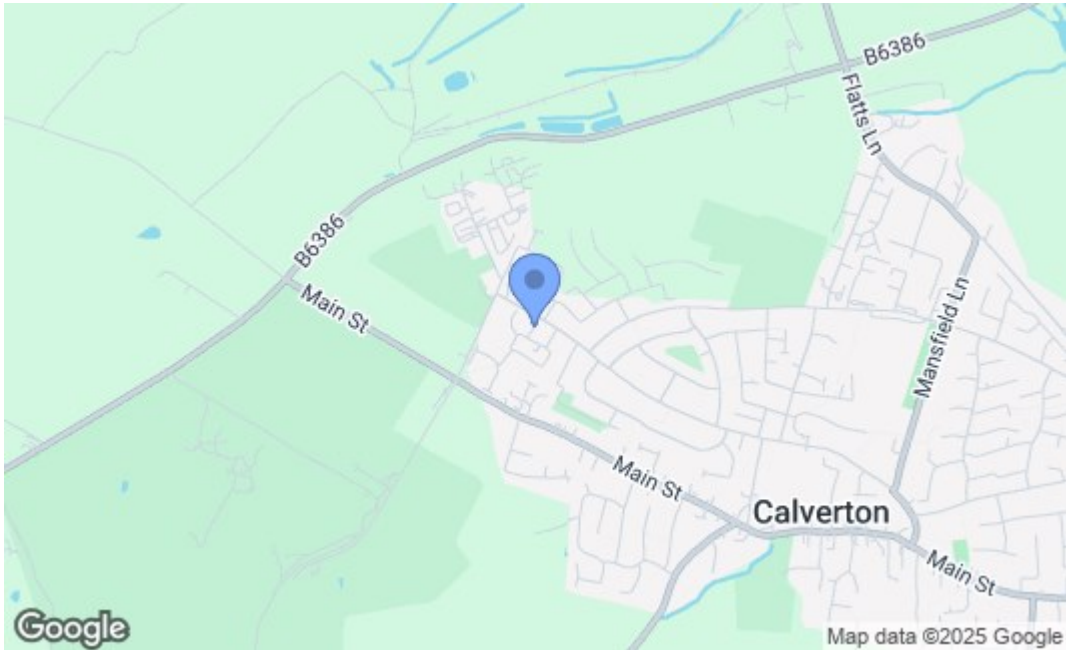
The vendor has advised the following:

Property Tenure is Freehold

Service Charge £139.50 per year







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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.