



Thorndale Road,
Calverton, Nottingham
NG14 6HS

£240,000 Freehold



LARGE PLOT

A THREE-BEDROOM, FULLY RENOVATED SEMI-DETACHED FAMILY HOME WITHIN CALVERTON, NOTTINGHAM.

ELECTRIC SOLAR FITTED WITH ELECTRIC HEATING SYSTEM... WHO'S LOOKING FOR LOWER UTILITY BILLS?

Accommodation comprises; entrance hallway, REFITTED living/kitchen, separate living room, utility room, ground floor W/C, and garden room. Stairs leading to landing, first double bedroom, second double bedroom, third bedroom, REFITTED family bathroom. Landscaped gardens with laid-to lawn and patio areas and a LARGE driveway.



Frontal View

To the front of the property there is a large driveway providing ample 3 vehicle parking, electrical heating system and solar panels come with the added benefit of warranty for buyers peace of mind.

Hallway

UPVC double glazed door with window to the side elevation, staircase to first floor landing, recess spotlight to the ceiling, luxury flooring, wall mounted electric heater with modern panelled door leading through to:

Living Room

10'2" x 8'11" approx (3.10m x 2.74m approx)

Currently being presented as an additional bedroom, UPVC double glazed window to the front elevation, recess spotlights to the ceiling, modern electric wall mounted heater.

Open Plan Living/Kitchen

21'5 x 10'5 approx (6.53m x 3.18m approx)

UPVC double glazed windows to the front and rear elevations, a range of contemporary matching wall and base units incorporating Granite work surface above, stainless steel sink with mixer tap over, integrated oven, four ring ceramic hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, luxury flooring, wall mounted storage heater, recess spotlights to the ceiling, offering versatile living space.

Utility Room

5'04 x 7'10 approx (1.63m x 2.39m approx)

Space and plumbing for automatic washing machine, space and plumbing for free standing dishwasher, pantry cupboard providing access for additional storage space, luxury flooring, panelled door leading off to:

Ground Floor W.C

4'06 x 3'4 approx (1.37m x 1.02m approx)

UPVC double glazed window to the side elevation, low level flush W.C, wall hung wash hand basin, tiling to the floor, recess spotlights to the ceiling, extractor unit and wall mounted electric heater.

Conservatory

11'01 x 7'09 approx (3.38m x 2.36m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed access door, wall mounted electric heater with dwarf walls leading to landscaped enclosed garden to the rear.



Rear Garden

To the rear of the property there is enclosed landscaped garden with large paved patio areas, raised patio area offering additional sitting space, fencing to the boundaries, raised garden laid to lawn with shrubs and trees planted and fencing to the boarders, outside water tap.

Landing

Loft access hatch, recess spotlights to the ceiling, ceiling light point, wall mounted electric heater, panelled door leading to storage cupboard housing hot water cylinder, panelled doors leading off to:

Family Bathroom

8'10 x 4'8 approx (2.69m x 1.42m approx)

UPVC double glazed window to the rear elevation, modern white 3 piece suite comprising panelled bath with electric shower above incorporating water showerhead over, Low level flush W.C, pedestal hand wash basin, heated modern vertical towel rail, tiling to the floor and walls, spotlights to the ceiling.

Bedroom One

13'03 x 10'8 approx (4.04m x 3.25m approx)

UPVC double glazed window to the front elevation, wall mounted electric heater, recess spotlight to the ceiling, built in wardrobe offering additional storage space.

Bedroom Two

12'07 x 8'11 approx (3.84m x 2.72m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted electric heater.

Bedroom Three

8'08 x 7'05 approx (2.64m x 2.26m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted electric heater.

Council Tax Band

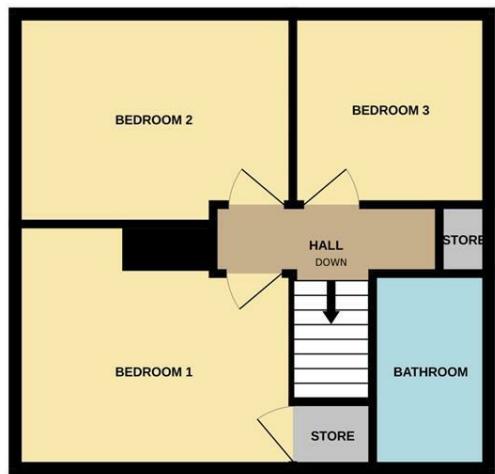
Gedling Council Tax Band B.



GROUND FLOOR



1ST FLOOR



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 ₂) 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		
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.