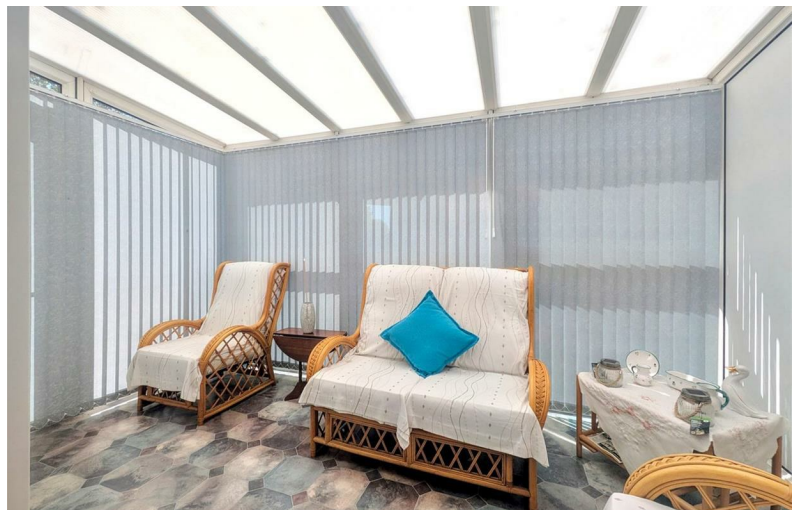




Walnut Grove
Calverton, Nottingham NG14 6HT

Asking Price £225,000 Freehold

A FOUR BEDROOM SEMI-DETACHED
FAMILY PROPERTY, SELLING WITH NO
UPWARD CHAIN.



A FOUR BEDROOM FAMILY HOME ON A GENEROUS CORNER PLOT

Robert Ellis are delighted to bring to the market this well-proportioned four bedroom semi-detached family home, positioned in a quiet cul-de-sac within the ever-popular village of Calverton.

Offered to the market with no upward chain, the property offers versatile accommodation across two floors and is ideal for growing families looking for space and convenience. The ground floor features two reception rooms, a ground floor W/C, and a useful utility area, with the added benefits of gas central heating and double glazing throughout.

Externally, the property occupies a corner plot with a large garden, providing plenty of outdoor space and potential for further development (subject to planning).

Located within easy reach of local amenities, schools and countryside walks, this is a fantastic opportunity to purchase a spacious home in a sought-after location.

An internal viewing comes highly recommended to appreciate the size and potential of the accommodation on offer.



Entrance Hallway

6'01 x 9'09 approx (1.85m x 2.97m approx)

UPVC double glazed door to the front elevation, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, under-stairs storage cupboard with panelled doors leading off to:

Ground Floor WC

6'03 x 2'06 approx (1.91m x 0.76m approx)

UPVC double glazed window to the side elevation, low level flush WC, tiled splashbacks, ceiling light point.

Dining Kitchen

9'10 x 12'6 approx (3.00m x 3.81m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap over, space and point for freestanding cooker, space and plumbing for automatic washing machine, tiled splashbacks, UPVC double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator, space for dining table, panelled doors leading off to:

Side Lobby/Utility

7'10 x 6'01 approx (2.39m x 1.85m approx)

Wall mounted Worcester Bosch gas central heating combination boiler, space and point for freestanding fridge freezer, UPVC double glazed door to the side elevation leading to the rear garden, electrical consumer unit, ceiling light point.

Living Room

11'10 x 20'2 approx (3.61m x 6.15m approx)

UPVC double glazed window to the front elevation and sliding double glazed patio doors leading to the rear conservatory, wall mounted radiator, ceiling light point, coving to the ceiling, feature fireplace incorporating mantle with living flame gas fire with marble hearth and back panel.

Conservatory

7'10 x 13'09 approx (2.39m x 4.19m approx)

With door leading to the rear garden, windows to the side and rear elevations offering an additional seating area.

First Floor Landing

Wall mounted radiator, loft access hatch, ceiling light point, panelled doors leading off to:

Bedroom One

10'9 x 11'07 approx (3.28m x 3.53m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes over stairs.

Bedroom Two

10'11 x 10'11 (3.33m x 3.33m)

UPVC double glazed window to the front elevation, wall mounted

radiator, ceiling light point, built-in wardrobe over stairs with shelving.

Bedroom Three

8'05 x 8'8 approx (2.57m x 2.64m approx)

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

Family Bathroom

5'06 x 7'06 approx (1.68m x 2.29m approx)

Modern three piece suite comprising walk-in shower enclosure with electric shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator.

Bedroom Four

7'10 x 8'09 approx (2.39m x 2.67m approx)

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

Outside

Front of Property

To the front of the property there is a low maintenance gravelled garden with pathway leading to the front entrance door.

Rear of Property

To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn, fencing to the boundaries, low maintenance gravelled seating area, external garden store.

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 17mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

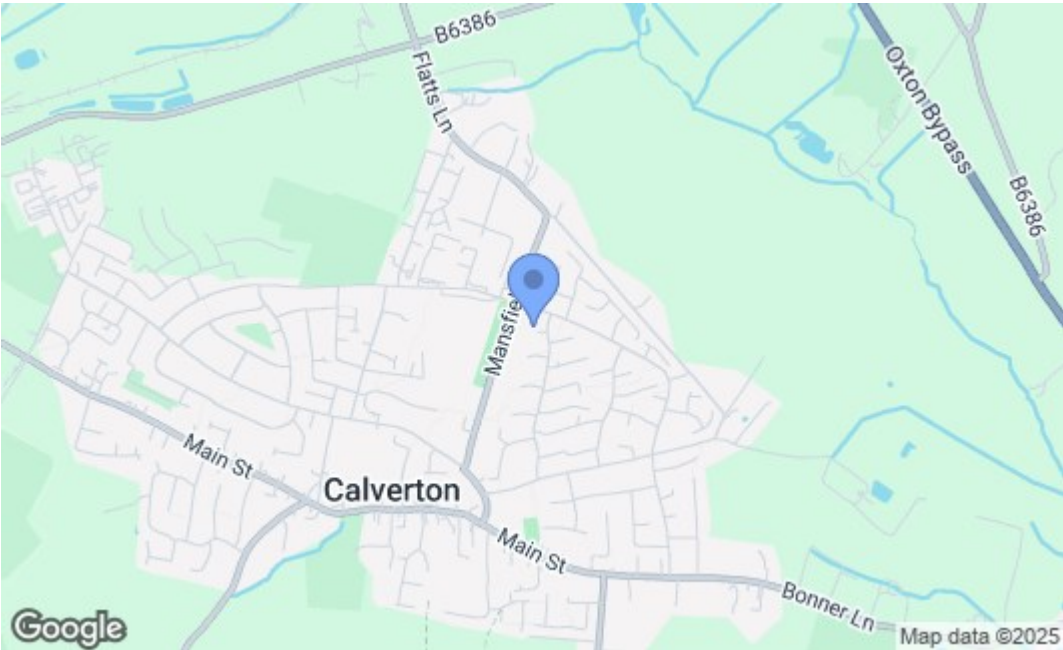
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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.