



**Paddock Close  
Calverton, Nottingham NG14 6GJ**

A TWO BEDROOM, DETACHED  
BUNGALOW SITUATED IN CALVERTON,  
NOTTINGHAM.

**Asking Price £230,000 Freehold**



## TWO-BEDROOM DETACHED BUNGALOW IN SOUGHT-AFTER LOCATION – NO UPWARD CHAIN

Robert Ellis are pleased to present this detached two-bedroom bungalow located in a quiet cul-de-sac in the popular village of Calverton. The property offers fantastic potential, with modernisation required, making it an excellent opportunity for those looking to create their ideal home.

Accommodation includes two reception rooms, gas central heating, double glazing, and a driveway with garage. Sitting on a generous plot, the property enjoys a peaceful setting while being within easy reach of local amenities and transport links.

Offered to the market with no upward chain, early viewing is highly recommended.



### Dining / Hallway

7'11 x 12'8 approx (2.41m x 3.86m approx)

Secure double glazed entry door to the front elevation, double glazed windows to both the front and side elevations, wall mounted radiator, ceiling light point, coving to the ceiling, serving hatch through to the fitted kitchen with panelled doors leading off to:

### Living Room

12'1 x 15'08 approx (3.68m x 4.78m approx)

UPVC double glazed picture window to the front elevation, wall mounted double radiator, coving to the ceiling, ceiling light point, feature fireplace incorporating Adams style surround with marble hearth, marble back panel and inset living flame gas fire.

### Inner Entrance Hallway

12'05 x 5'02 approx (3.78m x 1.57m approx)

Wall mounted radiator, ceiling light point, airing cupboard housing hot water cylinder, loft access hatch, panelled doors leading off to:

### Bedroom Two

8'10 x 12' approx (2.69m x 3.66m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

### Family Bathroom

8'07 x 5'02 approx (2.62m x 1.57m approx)

Three piece suite comprising pedestal wash hand basin, low level flush WC, walk-in shower enclosure with electric Triton shower above, double glazed window to the rear elevation, ceiling light point, extractor fan, tiled splashbacks, wall mounted radiator.

### Fitted Kitchen

8'11 x 8'10 approx (2.72m x 2.69m approx)

With a range of matching wall and base units with laminate worksurfaces over incorporating a stainless steel sink with separate hot and cold taps, wall mounted radiator, double glazed window to the side elevation, UPVC double glazed side access door, tiled splashbacks, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, cupboard doors leading to the pantry with shelving for additional storage space, wall mounted electrical consumer unit, gas and electric meter points.

### Bedroom One

9'11 x 12'1 approx (3.02m x 3.68m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes with sliding doors providing ample additional storage space.

### Outside

#### Front of Property

To the front of the property there is a gated driveway providing off the road vehicle hardstanding, low maintenance gravelled garden with fencing to the boundaries, mature shrubs planted to the borders.

#### Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden incorporating large spacious paved patio areas, mature shrubs and trees planted to the borders providing ideal privacy, freestanding brick built garage with additional garden store attached.

#### Garage

16'7 x 8'2 approx (5.05m x 2.49m approx )

Doors to the front elevation, glazed window to the rear elevation, light and power.

#### Store

4'03 x 3'02 (1.30m x 0.97m)

Secure entry door.

#### Loft

30'9 x 3'11 approx (9.37m x 1.19m approx)

Light, power and Velux roof light providing natural daylight.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

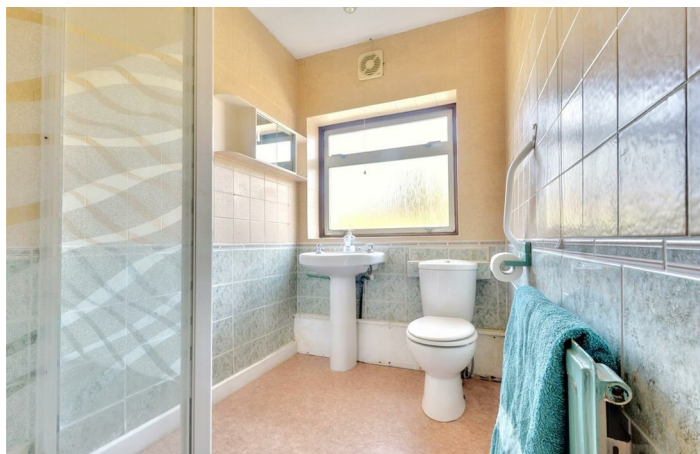
Flood Risk: No flooding in the past 5 years

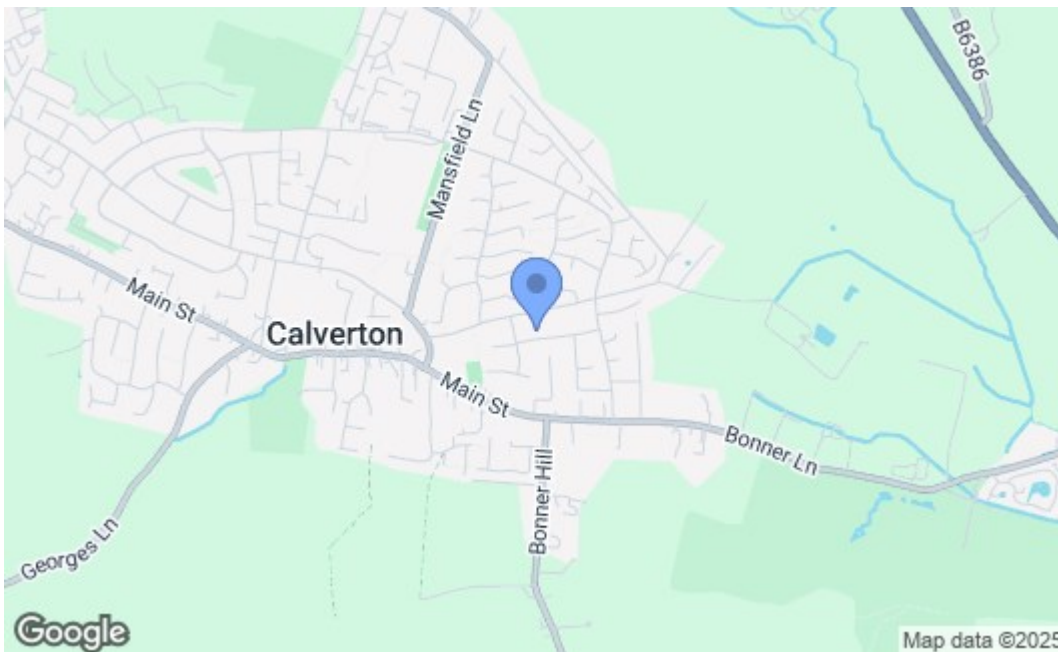
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.