Robert Ellis

look no further...

Paddock Close
Calverton, Nottingham NG14 6GJ

RENOVATED EXTENDED THREE BEDROOM DETACHED BUNGALOW

Asking Price £365,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY RENOVATED THREE-BEDROOM DETACHED BUNGALOW, OCCUPYING A LARGE CORNER PLOT IN THIS POPULAR CUL-DE-SAC LOCATION WITHIN CALVERTON.

Having undergone a programme of renovation, the property offers spacious, modern and versatile single-storey accommodation which is ready for a new owner to move straight into and enjoy. Particular selling features include a contemporary dining kitchen, generous living room, three well-proportioned bedrooms, an en-suite to the principal bedroom, a further modern shower room and extensive gardens surrounding the property.

The accommodation is entered into the impressive dining kitchen, which has been fitted with a contemporary range of wall and base units with work surfaces over, integrated oven, gas hob and extractor hood. There is space for further appliances together with ample room for a dining table, creating an excellent everyday living and entertaining space. Windows to the front and side provide plenty of natural light.

Glazed internal doors lead through to the hallway and spacious living room. This attractive reception room benefits from a large picture window together with French doors opening directly onto the paved patio and garden, providing a pleasant outlook and excellent access to the outside space.

The principal bedroom is a generous double room and benefits from its own contemporary en-suite shower room. There are two further well-proportioned bedrooms, with bedroom three also benefiting from built-in storage. A separate modern shower room serves the remaining bedrooms and completes the internal accommodation.

A PARTICULAR FEATURE OF THE PROPERTY IS THE LARGE CORNER PLOT, providing generous garden space extending around the bungalow. There are lawned and established garden areas incorporating a variety of mature plants and trees, together with paved space ideal for outdoor seating and entertaining.

A gated driveway provides off-road parking, while the size and position of the plot help give the property a particularly private and spacious feel. The existing particulars also confirm gardens to the front, side and rear.

Paddock Close is situated within the popular Nottinghamshire village of Calverton, with convenient access to local shops, amenities, schooling and transport links to Arnold, Mapperley, Nottingham and the surrounding areas.

THIS RENOVATED DETACHED BUNGALOW OFFERS A RARE COMBINATION OF THREE-BEDROOM ACCOMMODATION, A LARGE CORNER PLOT, MODERN INTERIOR AND GENEROUS OUTSIDE SPACE, MAKING IT AN IDEAL CHOICE FOR BUYERS LOOKING FOR HIGH-QUALITY SINGLE-STOREY LIVING.

AN EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE BOTH THE QUALITY OF THE ACCOMMODATION AND THE SIZE OF THE PLOT ON OFFER.

Dining Kitchen
17'4 x 12'7 approx (5.28m x 3.84m approx)
A range of contemporary wall and base units incorporating laminate worksurfaces over, integrated oven with four ring gas hob over and extractor hood above, recessed spotlights to the ceiling, 1.5 bowl sink with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer, laminate flooring, coving to the ceiling, ample space for a dining table, wall mounted radiator, UPVC double glazed windows to the front and side elevations, UPVC double glazed access doors to the side and front elevations, door to boiler house, internal glazed doors leading to inner entrance hallway and living room.

Boiler House
Housing the electrical consumer unit and BAXI gas central heating combination boiler.

Living Room
12'3 x 15'04 approx (3.73m x 4.67m approx)
UPVC double glazed picture window to the front elevation, UPVC double glazed French doors leading out to the side paved patio area, coving to the ceiling, ceiling light point, wall mounted radiator.

Inner Entrance Hallway
25'3 x 5'2 approx (7.70m x 1.57m approx)
Loft access hatch, recessed spotlights to the ceiling, storage cupboard, doors leading off to:

Bathroom
8'10 x 6'09 approx (2.69m x 2.06m approx)
UPVC double glazed window to the side elevation, walk-in shower enclosure with rain fall shower over, low level flush WC, vanity wash hand basin with storage cupboard below, chrome heated towel rail, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, illuminated mirror.

Bedroom One
13'3 x 11'09 approx (4.04m x 3.58m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, panelled door to the en-suite shower room.

En-Suite
8'10 x 4'8 approx (2.69m x 1.42m approx)
Walk-in shower enclosure with rainfall shower over, low level flush WC, chrome heated towel rail, tiled splashbacks, tiling to the floor, vanity wash hand basin with storage cupboards below, illuminated mirror, recessed spotlights to the ceiling, extractor fan.

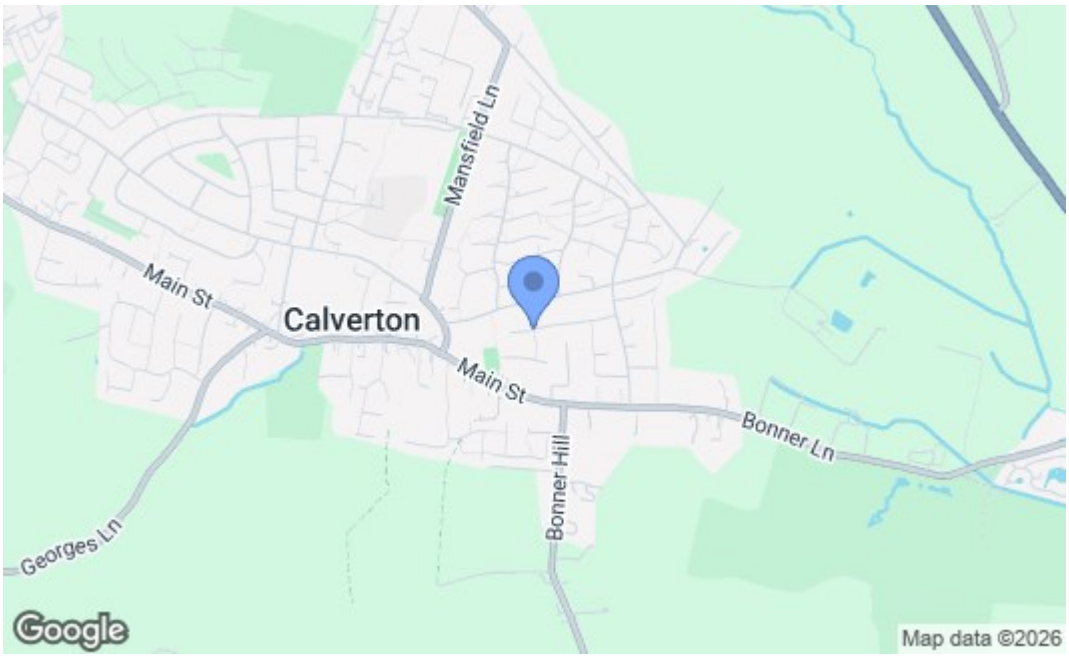
Bedroom Two
9'07 x 11'8 approx (2.92m x 3.56m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

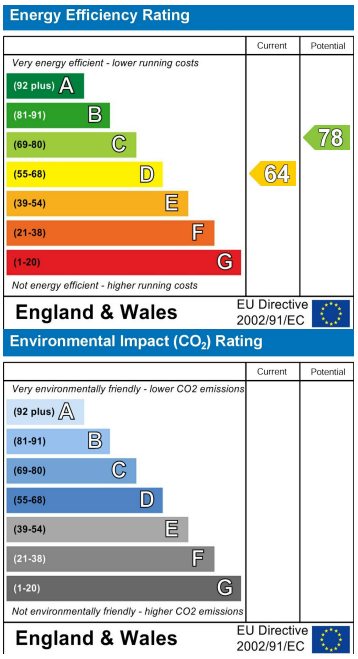
Bedroom Three
10' x 13'07 approx (3.05m x 4.14m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, built-in storage.

Outside
To the front of the property there is a gated driveway providing off the road parking, garden laid to lawn incorporating a range of plants and trees planted throughout, fencing to the boundaries.

To the rear and side of the property there is an enclosed rear garden with garden laid to lawn incorporating a range of plants and trees planted throughout, fencing to the boundaries.

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 18mbps 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





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.

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