Robert Ellis

*look no further...*







Bull Meadow,
Calverton, Nottingham
NG14 6RR

**£200,000 Freehold**

0115 648 5485

/robertellisestateagent @robertellisea



Robert Ellis Estate Agents are delighted to bring to market this stunningly extended THREE BEDROOM MID-TERRACED HOME, quietly tucked away within a peaceful cul-de-sac in the ever-popular village of Calverton.

This deceptively spacious home has been thoughtfully upgraded and offers stylish, move-in-ready accommodation over two floors – perfect for first-time buyers, growing families, or investors seeking a turn-key property in a prime location. Local schools, shops, and public transport are just a short walk away, while excellent road connections provide easy access to Mapperley, Nottingham City Centre, and the surrounding countryside.

From the moment you step inside, the home impresses with its inviting entrance hallway, complete with wood-effect flooring, under-stairs storage, and a handy downstairs W/C. The modern kitchen/diner is both practical and elegant, fitted with a range of wall and base units, an integrated oven and hob, and space for all necessary appliances – making it an ideal hub for family meals and entertaining.

However, the true showpiece of this property is the spectacular garden room extension to the rear. Far more than just an additional reception space, this remarkable extension completely transforms the home. Featuring expansive Velux roof windows, recessed spotlights, and a wall of double French doors, the room is drenched in natural light throughout the day and offers unrivalled versatility. Whether used as a formal dining area, a family lounge, or even a luxury home office, this exceptional space flows seamlessly into the living room and out onto the garden, creating the ultimate setting for modern living. Few properties in this price range can boast such a high-quality, full-width extension – it is a genuine highlight and a feature that must be seen to be appreciated.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom enjoys fitted wardrobes and its own stylish en-suite shower room, while the remaining bedrooms are ideal for children, guests, or home-working. A contemporary family bathroom fitted with a three-piece suite completes the floor.

Externally, the home is equally well-presented. To the front, a block-paved driveway provides off-street parking alongside a neat, low-maintenance planted area. To the rear, the garden has been landscaped for both beauty and practicality, combining a patio, lawn, raised planters, and space for a shed – all enclosed with secure fencing to create a safe and private outdoor retreat.

With its immaculate interiors, versatile layout, and exceptional garden room extension that sets it apart from anything else on the market, this home represents a rare opportunity to secure a standout property in a highly desirable location.

Early viewing is strongly recommended – homes of this calibre do not remain available for long. Contact our office today to arrange your appointment.





## Entrance Hallway
15'8 x 6'8 approx (4.78m x 2.03m approx)
Double glazed door to the front elevation leading into the entrance hallway comprising staircase leading to the first floor landing, laminate floor covering, ceiling light point, wall mounted radiator, under stairs storage space with additional understairs cupboard providing useful additional storage, panelled doors leading off to:

## Dining Kitchen
10' x 11'02 approx (3.05m x 3.40m approx )
With a range of matching modern wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, tiled splashbacks, integrated oven with stainless steel gas hob above and extractor hood over, space and plumbing for automatic washing machine, space and plumbing for a freestanding dishwasher, UPVC double glazed window to the front elevation, ceiling light point, linoleum floor covering, ample storage space, space and point for a freestanding fridge freezer.

## Ground Floor Cloakroom
6'03 x 3'05 approx (1.91m x 1.04m approx)
Low level flush WC, pedestal wash hand basin, tiled splashbacks, linoleum floor covering, ceiling light point, extractor fan, wall mounted radiator.

## Living Room
10'6 x 15'5 approx (3.20m x 4.70m approx)
Ceiling light point, wall mounted radiator, UPVC double glazed French doors leading to the rear extension with double glazed windows either side, laminate floor covering, ceiling light points.

## Rear Extension/Garden Room
9'11 x 10'10 approx (3.02m x 3.30m approx )
This versatile extended garden room, currently utilised as a dining room, offers additional seating and dining area comprising Velux roof lights providing ample natural daylight, recessed spotlights to the ceiling, wall mounted radiator allowing year round use, UPVC double glazed French doors leading to the landscaped rear garden with double glazed windows either side.

## Rear of Property
To the rear of the property there is a landscaped enclosed rear garden featuring a raised paved patio area, steps down to the lower lawned garden, fencing to the boundaries, raised flowerbeds, rear secure gated access.

## First Floor Landing
Loft access hatch, ceiling light point, wall mounted radiator, panelled doors leading off to:

## Bedroom One
11'08 x 9'09 approx (3.56m x 2.97m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space, panelled door leading through to the en-suite shower room.

## En-Suite Shower Room
5'5 x 6'02 approx (1.65m x 1.88m approx)
UPVC double glazed window to the front elevation, walk-in shower enclosure featuring an electric shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, wall mounted radiator, linoleum floor covering, ceiling light point, extractor fan.

## Family Bathroom
5'07 x 6'08 approx (1.70m x 2.03m approx)
Three piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, tiled splashbacks, linoleum floor covering, ceiling light point, wall mounted radiator.

## Bedroom Two
10'10 x 8'6 approx (3.30m x 2.59m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

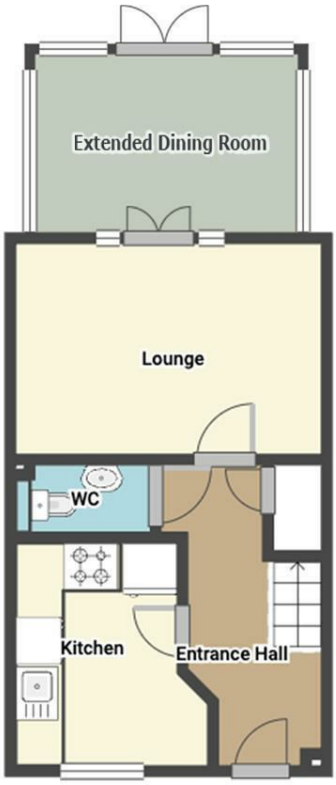
## Bedroom Three
10'6 x 6'7 approx (3.20m x 2.01m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

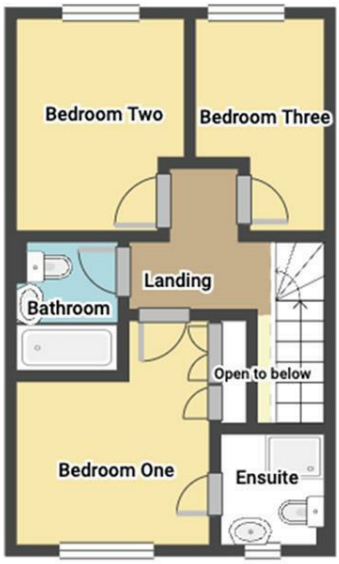
## Front of Property
To the front of the property there is a driveway providing ample off the road vehicle hardstanding, pathway to the front entrance door, mature shrubs planted to the borders.

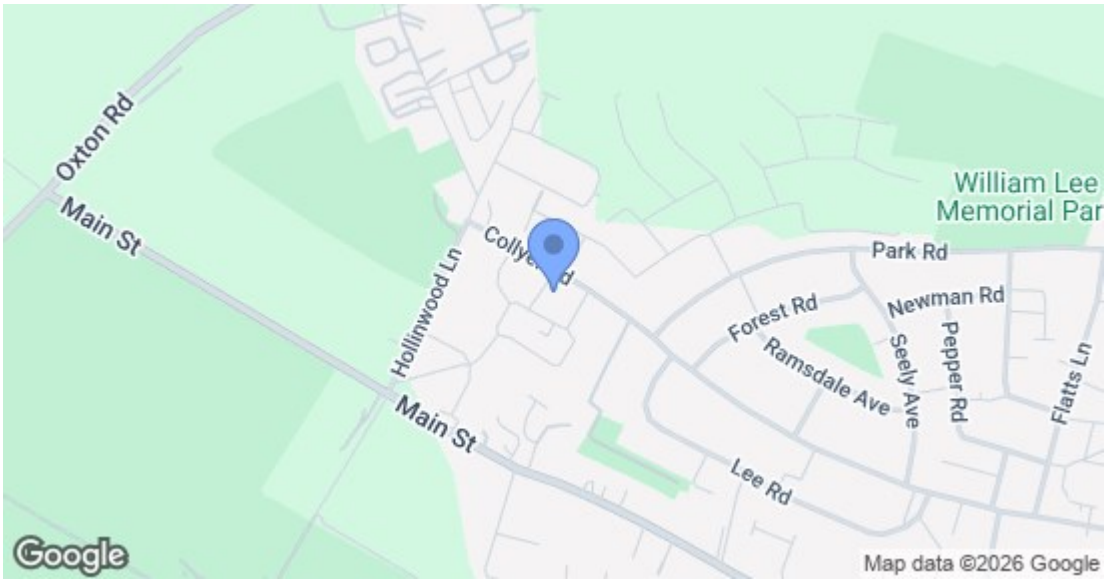
## Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

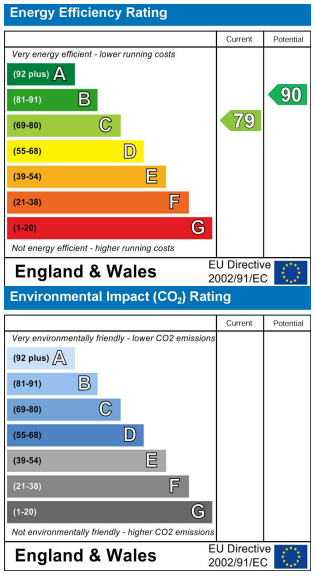





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485