



James Drive,
Calverton, Nottingham
NG14 6RJ

£465,000 Freehold



**** HIGH SPECIFICATION FAMILY HOME ** MUST VIEW ****

Robert Ellis Estate Agents are delighted to bring to the market this outstanding SIX BEDROOM, THREE STOREY, DETACHED family home situated on a CORNER PLOT in the heart of Calverton, Nottingham.

The home has undergone a full renovation with high specification bathrooms and kitchen. It offers a contemporary feel with its modern style and adapted lighting throughout, allowing prospective buyers to move in with ease.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, with some located within the village, alongside a secondary school. It is a very desirable location for any growing family.

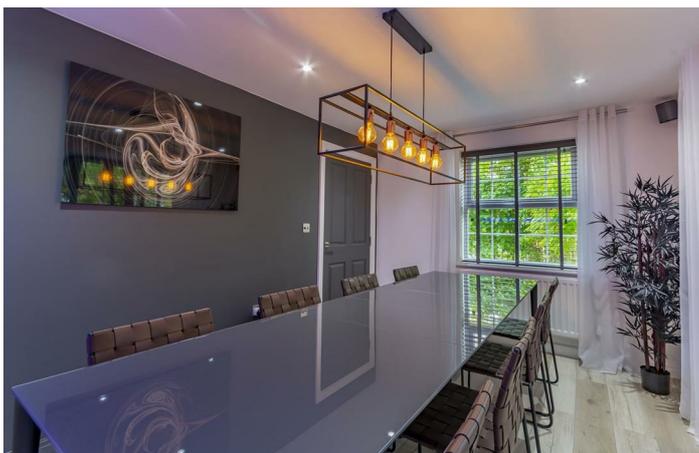
Upon entry, you are welcomed by the spacious hallway which hosts an under stair wine rack and access to the dining room, downstairs WC, lounge and kitchen with breakfast bar area. Off the lounge is also the conservatory with French doors opening out onto the landscaped rear garden. It offers patio areas, decking and laid to lawn with shrubbery and bamboo surrounding. You can also access the detached double garage via the side door entrance in the garden.

Stairs leading to first floor landing, second bedroom with shower room en suite and fitted wardrobes. This floor also hosts bedrooms three and four which also offer fitted wardrobes, alongside bedroom five. You also access the modern family bathroom which hosts a stunning, three piece suite.

Stairs leading to second floor landing, first bedroom with beautiful views over Calverton whilst also offering a dressing room with fitted wardrobes and en suite featuring a four piece suite with separate bath and walk in double shower.

To the front of the home is a low maintenance garden with hedges providing privacy and a large double driveway giving access to the detached, double garage.

A viewing is an ESSENTIAL with this property to ensure you are appreciating the HIGH SPECIFICATIONS and STANDARD throughout- Contact the office on 01 15 648 5485 before it is too late!



Hallway

15'0" x 6'2" approx (4.58m x 1.9m approx)
LVT flooring, opaque double glazed composite front door, understairs storage with wine rack and wall mounted radiator,

Ground Floor w.c.

4'11" x 4'1" approx (1.51m x 1.25m approx)
LVT flooring, wall mounted radiator, UPVC double glazed window to the rear, fitted Venetian blinds, partially tiled walls, wall mounted wash hand basin with dual heat tap and w.c.

Lounge

15'0" x 15'0" approx (4.59m x 4.58m approx)
LVT flooring, UPVC double glazed window, fitted Venetian blinds, double wall mounted radiator, wall mounted double glazed window, UPVC double glazed French doors opening into the conservatory, electric fireplace and surround.

Dining Room

13'0" x 9'8" approx (3.98m x 2.95m approx)
LVT flooring, feature UPVC double glazed bay window, fitted Venetian blinds, wall mounted double radiator.

Conservatory

12'4" x 12'4" approx (3.76m x 3.76m approx)
Tiled flooring, UPVC double glazed windows, UPVC double glazed French doors onto the rear garden.

Kitchen

15'0" x 10'4" approx (4.58m x 3.16m approx)
LVT flooring, UPVC double glazed window, fitted Venetian blinds, partially tiled walls, UPVC double glazed composite rear door, space for an American fridge freezer, fitted wall and base units with an integrated pantry area with space for a washing machine and microwave, boiler, wine cooler, composite sink with dual heat tap, breakfast bar with fitted unit to the wall above, Flavel Miliano MLN10CR cooker which has an electric five ring above, Stoves extractor fan and wall mounted radiator.

First Floor Landing

15'1" x 12'3" approx (4.61m x 3.75m approx)
Wall mounted radiator, UPVC double glazed window to the front and doors to

Bedroom 2

13'0" x 12'2" approx (3.98m x 3.73m approx)
UPVC double glazed window to the front, Venetian blind, wall mounted radiator, fitted wardrobe (0.62m x 1.17m).

En-Suite

5'1" x 6'8" approx (1.55m x 2.04m approx)
LVT flooring, fully tiled walls, wall mounted wash hand basin with dual heat tap, w.c., corner shower with waterfall shower head, opaque UPVC double glazed window with fitted Venetian blind.

Bedroom 3

12'9" x 7'4" approx (3.89m x 2.24m approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed windows, fitted Venetian blinds, fitted wardrobes (0.66m x 0.93m).

Bedroom 4

10'8" x 7'5" approx (3.26m x 2.27m approx)
Wall mounted radiator, carpeted flooring, UPVC double glazed window, fitted Venetian blinds, built-in wardrobes (0.62m x 1.09m).

Bedroom 5

8'8" x 7'3" approx (2.65m x 2.21m approx)
Wall mounted radiator, carpeted flooring, UPVC double glazed window, fitted Venetian blind.

Airing/Storage Cupboard

2'6" x 2'9" approx (0.78m x 0.85m approx)
Megaflow system.

Bathroom

5'11" x 5'5" approx (1.82m x 1.66m approx)
LVT flooring, fully tiled walls, wall mounted wash hand basin with dual heat tap, w.c., bath with a dual heat tap and waterfall shower head above, shower screen, opaque UPVC double glazed window, fitted Venetian blinds, wall mounted radiator.

Second Floor Landing

11'0" x 4'0" approx (3.37m x 1.22m approx)
Carpeted flooring, UPVC double glazed window, fitted Venetian blinds.

Storage Cupboard

4'0" x 1'4" approx (1.22m x 0.43m approx)
Carpeted flooring.

Bedroom 1

13'1" x 11'1" approx (3.99m x 3.4m approx)
Carpeted flooring, UPVC double glazed window, fitted Venetian blind, wall mounted radiator.

Dressing Room

9'6" x 5'10" approx (2.9m x 1.8m approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed sky light, fitted Venetian blind, built-in storage cupboards (0.61m x 0.89m) leading to:

En-Suite

5'8" x 10'11" approx (1.75m x 3.35m approx)
LVT flooring, w.c., wall mounted sink with dual heat tap, wall mounted tall radiator, bath with a dual heat tap and hand held shower unit, walk-in shower with a rainwater shower head, fully tiled, opaque UPVC double glazed window to the rear.

Bedroom 6

12'7" x 9'4" approx (3.85m x 2.85m approx)
Carpeted flooring, double wall mounted radiator, UPVC double glazed window to the front, UPVC double glazed sky light to the rear.

Outside

To the front of the property there is a gated pathway with low maintenance stoned areas surrounded by hedges and a tree, situated on a corner plot.

The rear garden has a patio area with lawned and decked areas, brick walls with bamboo to the rear which allows access into the garage.

Detached Garage

30'11" x 9'0" approx (9.43m x 2.75m approx)
Electric door which is also connected to the alarm which is monitored by Mercury Security and linked to a CCTV unit.

Council Tax

Council Tax band E - Gedling Borough Council. To be confirmed by the purchasers solicitor.



Robert Ellis
ESTATE AGENTS



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.