Robert Ellis

look no further. . .

Clover Fields,
Calverton, Nottingham
NG14 6PN

£225,000 Freehold

0115 648 5485

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** BEAUTIFUL STARTER HOME **

Robert Ellis Estate Agents are proud to bring to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED HOME situated on a CORNER PLOT in CALVERTON, NOTTINGHAM.

Upon entry, you are welcomed into the porch which leads through to the lounge, kitchen diner with sliding doors into the conservatory. Off the consevratory, you have access to the garage, alongside French doors to the enclosed, low maintenance rear garden with block paved patio, flower beds and more.

Stairs lead to landing, first double bedroom with airing cupboard, second bedroom and modern family bathroom featuring a three piece suite.

The property benefits from a corner plot, with the front offering low maintenance lawns and a block paved driveway for at least 2 cars and access to the integral garage.

A viewing is ESSENTIAL to appreciate the SIZE and LOCATION of this UNIQUE opportunity- Contact the office now to arrange your appointment!

Entrance Porch
3'6" x 4'3" approx (1.07 x 1.30 approx)
UPVC double glazed window to the front elevation, UPVC double glazed entrance door.

Lounge
13'10" x 12'6" approx (4.22 x 3.83 approx)
Double wall mounted radiator, UPVC double glazed window to the front elevation, feature fireplace with marble hearth and electric fire.

Kitchen Diner
12'6" x 9'4" approx (3.83 x 2.86 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed window, double glazed sliding door leading to the conservatory.

Conservatory
12'5" x 8'11" approx (3.81 x 2.73 approx)
Wall mounted radiator, UPVC double glazed window, UPVC double glazed French doors leading out to the garden.

First Floor Landing
7'9" x 6'1" approx (2.38 x 1.86 approx)
Carpeted flooring, doors leading off to:

Bedroom One
9'9" x 12'7" approx (2.98 x 3.85 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Airing Cupboard
3'2" x 3'2" approx (0.99 x 0.98 approx)
Shleving.

Bedroom Two
12'7" x 6'7" approx (3.85 x 2.03 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bathroom

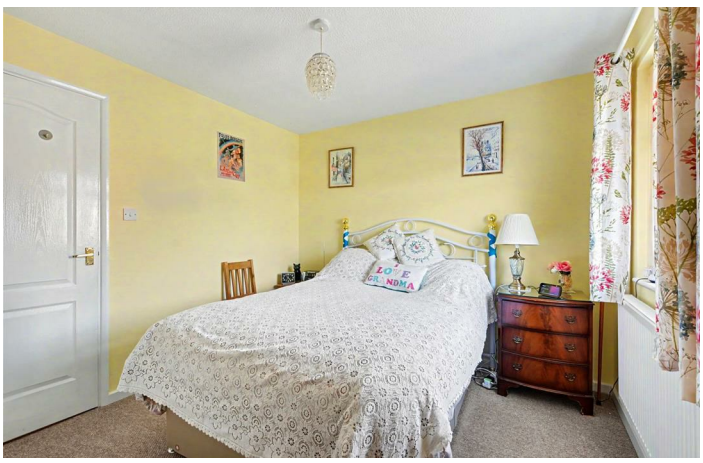
Outside

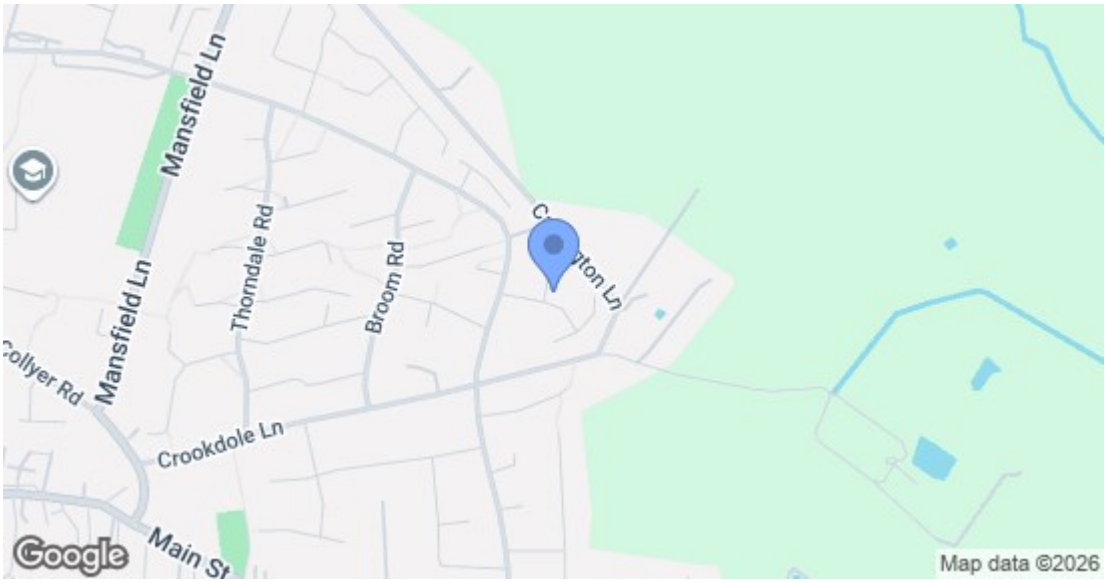
Front of Property
To the front of the property there is a driveway providing off the road parking for at least two cars.

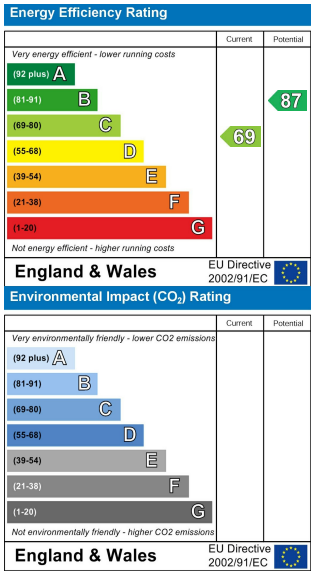
Garage
18'0" x 8'6" approx (5.49 x 2.60 approx)
Up and over door, wall mounted boiler, light and power.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, flowerbeds 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 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







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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