



£240,000 Freehold

MERE CLOSE | CALVERTON | NOTTINGHAM | NG14 6JE

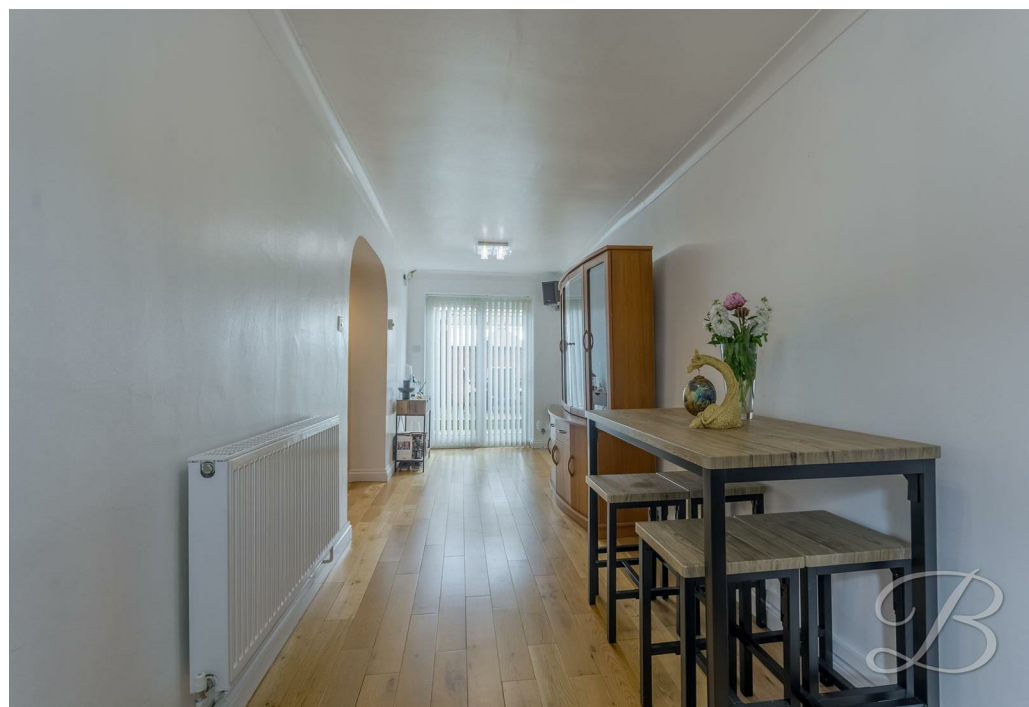
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HELLO NEW HOME!...Welcome to this charming three-bedroom semi-detached house located in the desirable area of Calverton. With excellent access links to Nottingham city centre, you'll enjoy the convenience of an array of amenities right at your doorstep. This well-maintained property boasts a spacious layout, perfect for modern family living.

As you enter, you are greeted by an inviting entrance porch that leads into a bright and airy living room. This spacious area offers ample space for furniture, creating a great environment for relaxation and entertainment. The kitchen is beautifully fitted with matching wall and base units, integrated fridge freezer, and dishwasher, making meal preparation easy. Adjacent to the kitchen is a dining room, featuring sliding doors to the rear garden, providing a seamless indoor-outdoor living experience. Completing the ground floor is a convenient WC.

Upstairs, you will find three versatile bedrooms, each offering a wonderful canvas for you to add your own stamp. The bathroom, located off the landing, is well-appointed and is fitted with a four piece suite, including an enclosed shower.

The property features a driveway providing off-street parking, along with a handy garage for additional storage. The rear of the house boasts a low-maintenance enclosed garden with a patio area, perfect for outdoor dining and relaxation. Don't miss the opportunity to make it yours!





Entrance Hallway
With central heating radiator,
carpeted staircase and access to;

Living Room 11'10" x 19'7"
With carpet to flooring, central
heating radiator, coving and window
to the front elevation.

Kitchen 9'4" x 12'0"
Fitted with matching wall and base
units, work surface, extractor fan,
tiled walls, inset sink with mixer tap
above, space for a freestanding
cooker, integrated dishwasher and
fridge freezer. Along with tiled
flooring, down lights and window to
the rear elevation.

Dining Room 6'8" x 22'0"
With central heating radiators and
French door leading outside.

WC
Fitted with a low flush WC, wash hand
basin, tiled walls and an opaque
window to the rear elevation.

Bedroom One 11'11" x 13'5"
With central heating radiator and
window to the front elevation.

Bedroom Two 9'0" x 14'4"
With central heating radiator and
window to the rear elevation.



Bedroom Three 5'11" x 11'10"
With central heating radiator and
window to the front elevation.

Bathroom 4'11" x 9'0"
Complete with a bath, low flush WC,
wash hand basin with vanity storage,
enclosed shower, down lights,
extractor fan and heated towel rail.
With an opaque window.

Outside
With a driveway providing off-street
parking and a handy garage for
additional storage. There is a low
maintenance enclosed garden to the
rear with a patio area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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