



DavidJames
the estate agent

Main Street, Calverton, Nottingham, NG14 6FG

Guide Price £300,000

About This Property

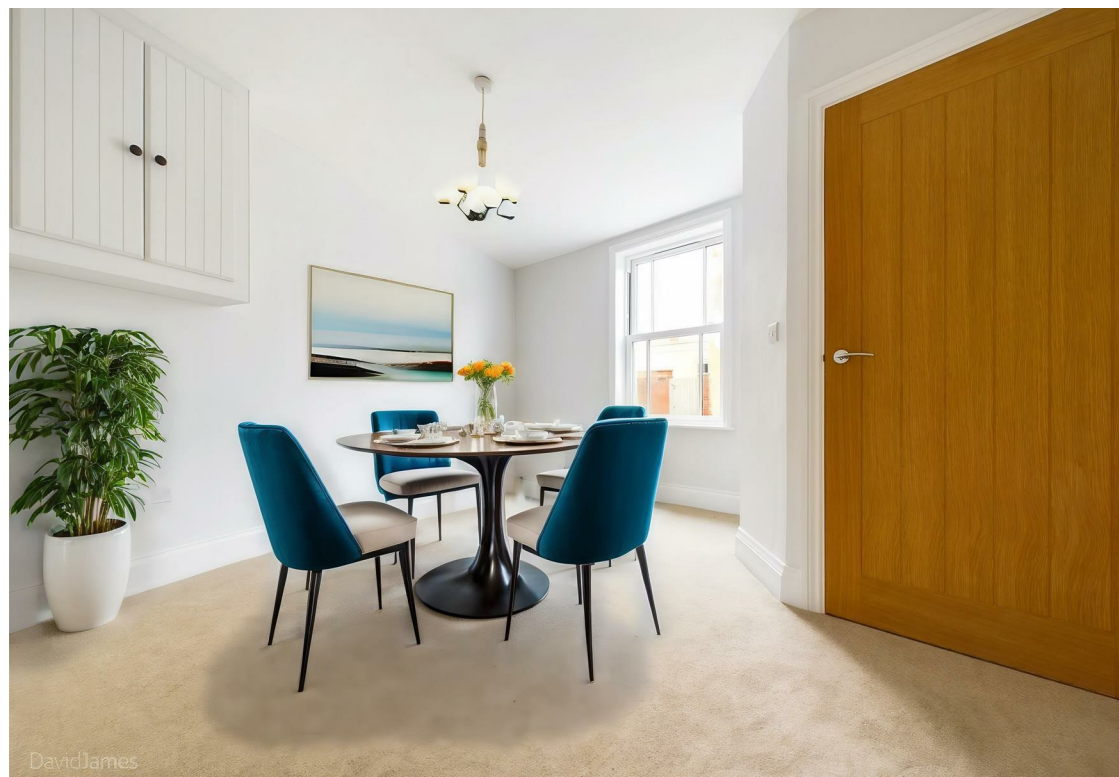
Embrace the charm of modern living merged with classic allure in this characterful semi-detached cottage, superbly refurbished and finished to an exceptional standard in the vibrant heart of Calverton. This home features three generously-sized bedrooms, each boasting original cast iron fireplaces, with the master bedroom benefiting from an en-suite shower room. The inviting entrance hall leads to a welcoming dining room with an adjacent cozy living room highlighted by a feature fireplace with exposed brick and an Oak mantle.

The farmhouse-style kitchen is a showstopper, presenting grey panelled wood grain finish units, a spacious central island with a Belfast sink and seating space, all complemented by solid timber worktops. It also comes equipped with an integrated range cooker, fridge/freezer, and dishwasher. A utility room matches the kitchen's finish, featuring timber worktops and a sink and there is also a ground floor Wc with washbasin. Additionally, a cellar offers two compartments with power and lighting.

Comfort is ensured with dual-zone gas central heating, with sleek radiators upstairs and underfloor warmth downstairs, and the tranquility of UPVC double glazing with sash windows to the front. There is also an alarm system. Outside, the low-maintenance patio garden provides seating space, complete with atmospheric lighting and a charming planting bed encased by a low retaining wall. This property is an impeccable blend of heritage features and modern comforts, set in the heart of Calverton, awaiting its new custodians.



- Character semi detached cottage which has been comprehensively refurbished throughout and finished to a high standard situated in the centre of Calverton
- Three good sized bedrooms, all with original cast iron fireplaces, bedroom one with en-suite shower room/Wc with electric shower
- Entrance hall, sitting room with feature fireplace with exposed brick blackmail and Oak mantle, dining room
- Stunning farmhouse style kitchen with grey panelled wood grain finish units, spacious central island unit with Belfast sink and space for seating as well as solid timber worktops throughout
- Integrated range cooker, fridge/freezer and dishwasher
- Utility room with grey panelled wood grain finish units, timber worktops and sink as well as tiled flooring, cellar with two compartments and power and lighting
- Ground floor Wc with washbasin and tiled floor
- First floor bathroom/Wc with white suite and mains shower
- Combination dual zone gas central heating with radiators to the first floor and underfloor heating to the ground floor, UPVC double glazing with sash windows to the front elevation, alarm system
- Low maintenance paved patio garden with low level retaining wall with planting bed and outside lighting







Council Tax Band:

Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

naea | propertymark
PROTECTED

The Property Ombudsman

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).