



39 James Drive,
Calverton, NG14 6RJ

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This well presented detached family home provides spacious accommodation arranged over three floors which includes an entrance hall, a fitted kitchen, a dining room, a living room with patio doors opening to the rear garden, plus a cloakroom/wc on the ground floor, four bedrooms (one with an en-suite shower room), and a bathroom on the first floor, and two further bedrooms (one with a dressing area and an en-suite bathroom) on the second floor.

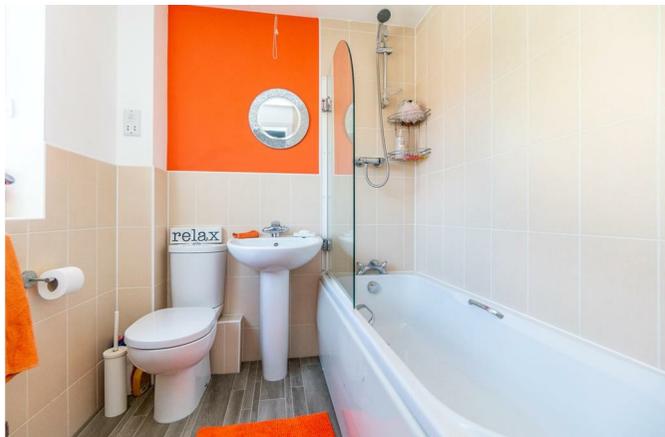
Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, a further garden to the front, plus a driveway and large garage/workshop providing off road parking for a number of vehicles.

Situated in the popular village of Calverton, the property is close to an excellent range of facilities including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. Nottingham City Centre and surrounding villages are easily accessible via local transport links and main road routes.

Viewing is highly recommended.

Offers Over £410,000





Directions

James Drive can be located off Flatts Lane, Calverton.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Opens to the:-

Entrance Hall

Stairs off to the first floor, under stairs storage space, radiator, ceiling light point, wood effect laminate flooring, doors into the kitchen, the lounge, the ground floor cloakroom/wc, and the:-

Dining Room

Bay window to the side elevation, further window to the front elevation, radiator, ceiling light point.

Ground Floor Cloakroom/WC

Fitted with a low flush wc, and a wash hand basin.

Window to the rear elevation, radiator, ceiling light point.

Living Room

Window to the side elevation, radiator, ceiling light point, wood effect laminate flooring, patio doors opening to the rear garden.

Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, built in fridge, freezer and dishwasher, Aga style cooker with an electric hob and a Hotpoint extractor hood over.

Window to the front elevation, breakfast bar area, radiator, ceiling spot lights, cupboard housing the Potterton central heating boiler, door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two ceiling light points, radiator, built in airing cupboard, stairs off to the second floor, doors into four bedrooms and the bathroom.

Bedroom Six

Window to the rear elevation, radiator, ceiling light point.

Bathroom

Fitted with a low flush wc, a wash hand basin, and a bath with a shower over.

Window to the front elevation, part tiled walls, radiator, extractor fan, ceiling spot lights.

Bedroom One

Two windows to the front elevation, built in wardrobe, radiator, ceiling light point, door to the:-

En-Suite Shower Room

Fitted with shower enclosure, a low flush wc, and a wash hand basin.

Window to the side elevation, radiator, extractor fan, ceiling spot lights.

Bedroom Five

Window to the rear elevation, radiator, ceiling light point, built in double wardrobe.

Bedroom Four

Window to the rear elevation, radiator, ceiling light point, built in double wardrobe.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Ceiling light point, built in storage cupboard, doors into two bedrooms.

Bedroom Three

Window to the front elevation, Velux window to the rear pitch with a fitted blind, radiator, ceiling light point, loft access hatch.

Bedroom Two

Window to the front elevation, two radiators, ceiling light point, open access to a:-

DRESSING AREA:- Velux window to the side pitch with a fitted blind, three built in double wardrobes, loft access hatch, radiator, and door to the:-

En-Suite Bathroom

Fitted with a low flush wc, a wash hand basin, a bath, and a separate shower enclosure.

Window to the rear elevation, heated towel rail, radiator, ceiling spot lights, extractor fan, built in storage cupboard.

OUTSIDE

To the front of the property there is a lawned garden, with a feature tree, external light, and steps to the entrance door.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the DETACHED GARAGE/WORKSHOP.

At the rear of the property, the garden has walled boundaries and is laid to a patio seating area, a lawned area, a bark chipped seating area, and mature hedges and shrubs. There is pedestrian gated access to the GARAGE/WORKSHOP.

Garage / Workshop

With an up and over door to the front, power and lighting connected.

Council Tax Band

Council Tax Band E. Gedling Borough Council.

Amount Payable 2022/2023 £2,762.89.

Referral Arrangement Note

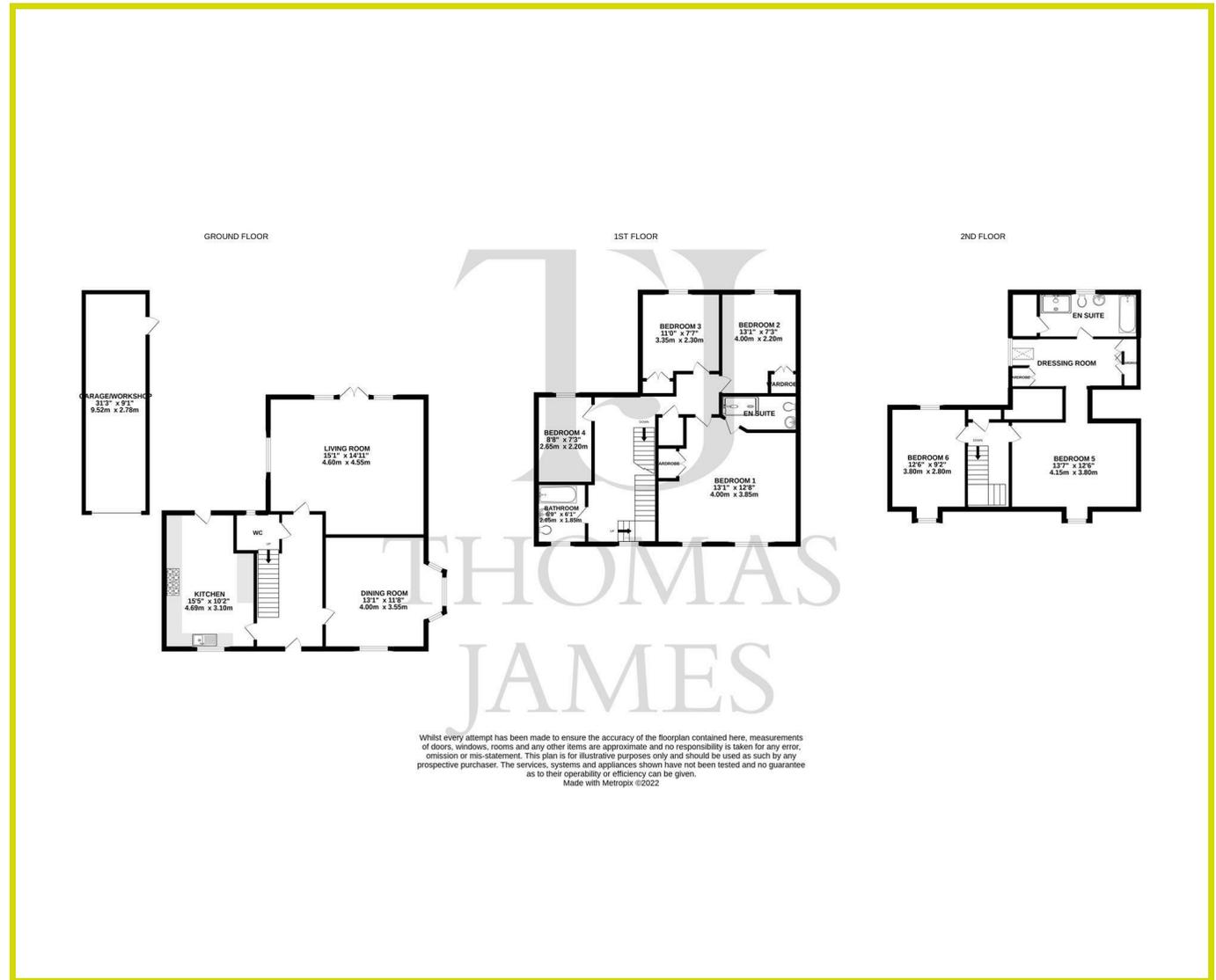
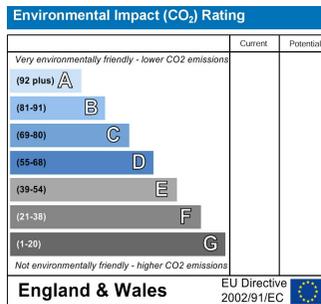
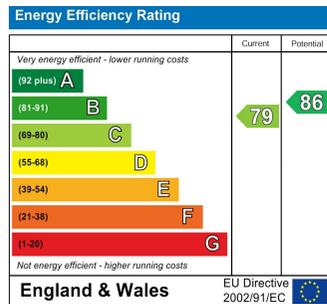
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Thomas James Estate Agents
Corner Cottage, 4 Bingham Road
Cotgrave, NG12 3JR

Tel: 0115 989 9757
Email: cotgrave@tjea.com
Web: www.tjea.com

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