



38 Paddock Close,
Calverton, NG14 6GJ

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Thomas James are delighted to offer this detached bungalow to the market.

The property provides well presented accommodation including an entrance porch opening into the open plan dining/kitchen/living room, a utility room, three good size bedrooms (all with fitted wardrobes), and a recently refitted four piece bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property occupies a large corner plot with low maintenance gardens, plus a driveway and detached double garage 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. Calverton is also within easy reach of Nottingham City Centre and surrounding villages via local transport links and main road routes.

Viewing is recommended.

Guide Price £300,000





ACCOMMODATION

The UPVC entrance door opens to the UPVC entrance porch. From here, a further UPVC entrance door leads into the open plan dining/kitchen/living room.

The bright open plan dining/kitchen/living room has windows to all sides and incorporates the living space, the dining space and a fitted kitchen area which has a range of wall, drawer and base units, roll edge work surfaces, and space for appliances. The kitchen area also enjoys under floor heating. A door leads to the hallway, from which doors give access to three bedrooms, the bathroom, and the utility room, which houses the wall mounted Viessmann boiler and has space and plumbing for both a washing machine and a dishwasher, beneath a work surface.

There are two double bedrooms, and a versatile single bedroom/snug. All of the bedrooms and have fitted bedroom furniture, and the single bedroom/snug has UPVC double glazed French doors opening to the garden.

Recently refitted, the bathroom has a four piece suite including a roll top bath, a corner shower enclosure (with a Mira shower and two shower heads), a low flush wc, and a pedestal wash hand basin.

OUTSIDE

Two sets of double wrought iron gates give access to the block paved driveway at the front of the property. The driveway provides off road parking, and gives access to the DETACHED DOUBLE GARAGE.

The attractive low maintenance gardens wrap around the property and include pebbled areas, raised plant and flower beds, mature shrubs, and paved patio seating areas (one of which has a feature pergola). Pathways lead around the whole property. The gardens can also be accessed via a wrought iron pedestrian gate, they have (some low level) timber fencing to the boundary, external lighting and an external tap.

DETACHED DOUBLE GARAGE (With up and over doors, power and lighting connected, a UPVC window, and two pedestrian doors to the garden).

Council Tax Band

Council Tax Band C. Gedling Borough Council.

Amount Payable 2023/2024 £2,106.08.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

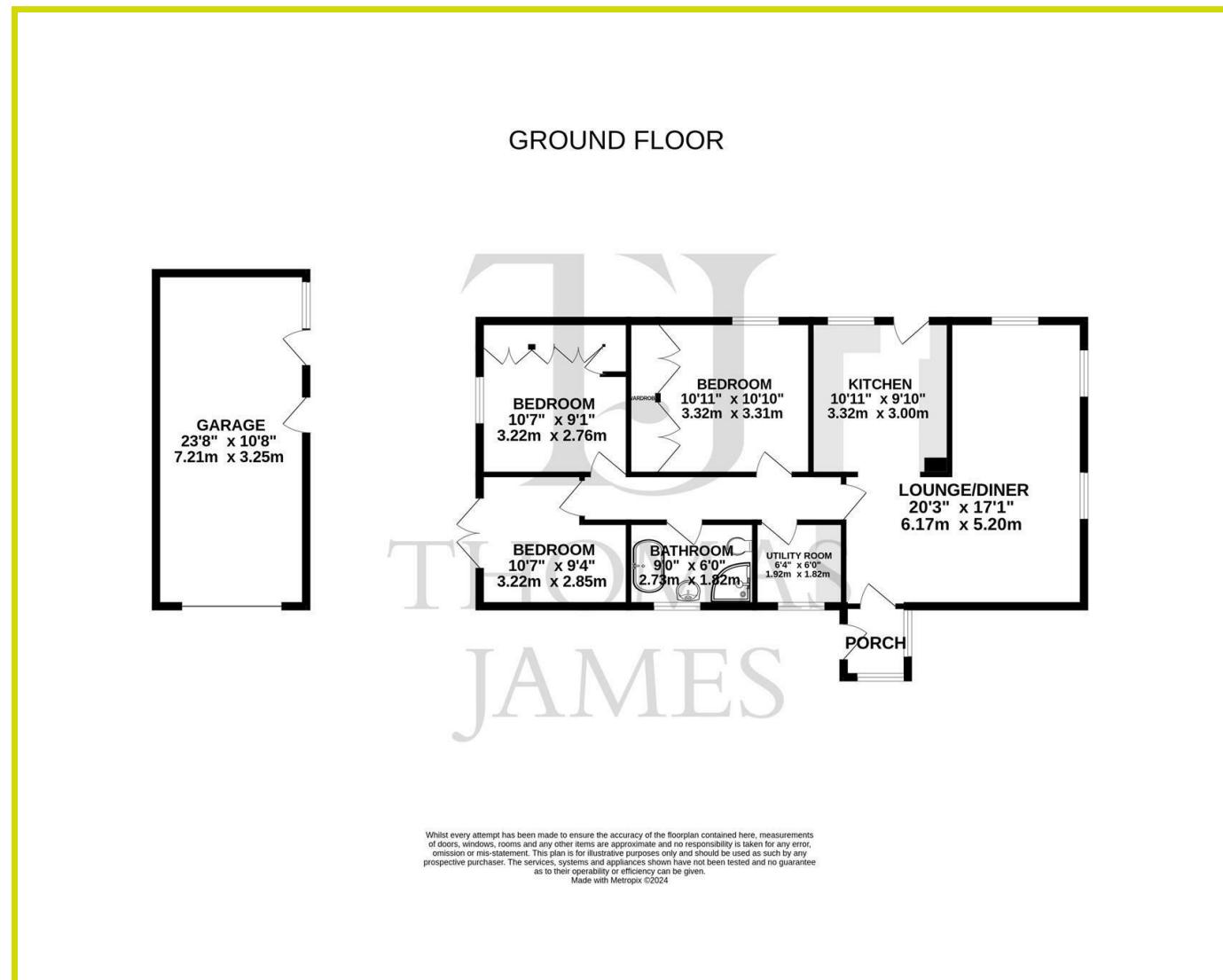
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

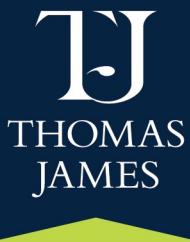
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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