



16 Maple Close,
Calverton, NG14 6QG

TJ
THOMAS
JAMES

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*****GUIDE PRICE £475,000 TO £495,000*****

Thomas James are delighted to be offering this luxurious detached family home to the market.

The property provides spacious and immaculately well presented accommodation arranged over two floors including an entrance hall, a living room, an open plan kitchen/dining/family room, and a utility room on the ground floor, with the first floor landing giving access to five double bedrooms (master with an en-suite), the family bathroom, and a "Jack & Jill" shower room.

Benefiting from a security alarm, a gas central heating and UPVC double glazing, the property has a privately enclosed garden to the rear, plus a double driveway and integral double garage providing off road parking for a number of vehicles.

Enjoying a quiet cul-de-sac position 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 essential.

Guide Price £475,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Hall

Amtico flooring, radiator with a decorative cover, ceiling spot lights, picture rail, alarm control panel, stairs off to the first floor, doors into the open plan kitchen/dining/family room, and the:-

Ground Floor WC

Fitted with a concealed flush wc, and a wash hand basin with a vanity cupboard beneath.

Tiling to the splash backs, ceiling spot lights, extractor fan, Amtico flooring.

Open Plan Kitchen/Dining/Family Room

KITCHEN AREA:- Recently refitted with a range of quality high gloss wall, pull out larder, base and drawer units in grey, under cabinet and plinth level lighting, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink unit with a mixer tap over, integrated appliances including a dishwasher, a fridge/freezer, a double fan assisted oven, and a gas hob with a stainless steel extractor hood over.

Attractive feature island, Amtico flooring, ceiling spot lights, two radiators, door to the utility room, composite door opening to the side, open to the:-

DINING/FAMILY AREA:- Built in "media wall" with an area for television installation, gas fire, alcoves with lighting and shelving, Amtico flooring, ceiling spot lights, UPVC double glazed window to the rear elevation with an electric blind, UPVC double glazed French doors with an electric blinds opening to the rear garden, double doors opening to the living room.

Utility Room

Fitted with base units and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine.

UPVC double glazed window to the side elevation with an electric made to measure blind, radiator, Amtico flooring, fire door into the integral double garage.

Living Room

UPVC double glazed window to the front elevation with made to measure white wooden shutters, corner downlights, two ceiling light points, two television aerial connection points, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two ceiling light points, airing cupboard housing the hot water cylinder, loft access hatch (to the partially boarded loft space above), doors into five bedrooms, the "Jack & Jill" shower room, and the family bathroom.

Master Bedroom

UPVC double glazed French doors with made to measure shutters opening to a Juliette style balcony, two radiators, two ceiling light points, a media suite incorporating cupboards, shelves, lighting, and a television mounting space, door to the:-

En-Suite Shower Room

Fitted with a shower enclosure with a mains fed shower, and a vanity unit incorporating a concealed flush wc and a wash hand basin.

Opaque UPVC double glazed window to the side elevation, chrome heated towel rail, shaver point, tiling to the splash backs and floor, ceiling spot lights, extractor fan.

Bedroom Two

UPVC double glazed window to the front elevation with made to measure white shutters, ceiling light point, radiator, television aerial connection point, door to the:-

"Jack & Jill" Shower Room

Fitted with a shower enclosure with a mains fed shower, and a vanity unit incorporating a concealed flush wc and a wash hand basin.

Opaque UPVC double glazed window to the side elevation, shaver point, extractor fan, tiling to the splash backs and floor, chrome heated towel rail, ceiling spot lights, door to:-

Bedroom Three

UPVC double glazed window to the rear elevation with a fitted electric blind, ceiling light point, radiator, television aerial connection point.

Bedroom Four

UPVC double glazed window to the rear elevation with a fitted electric blind, ceiling light point, radiator, television aerial connection point.

Bedroom Five

UPVC double glazed window to the rear elevation with a fitted electric blind, ceiling light point, radiator, television aerial connection point.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower and glazed screen over, and a vanity unit incorporating a concealed flush wc and a wash hand basin.

Opaque UPVC double glazed window to the side elevation, ceiling spot lights, chrome heated towel rail, tiling to the splash backs and floor, extractor fan.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE. A block paved driveway leads to the entrance door with up/down lighters. An adjacent garden is laid to lawn, with shrub beds, and a timber fenced boundary. There is gated access to a pathway with an external light and tap, leading to the rear garden.

To the rear of the property, the garden is timber fence enclosed, has external lighting, and includes a patio seating area, with a lawn beyond.

Integral Double Garage

With an electric up and over door, power and lighting connected, alarm control panel, large under stairs storage cupboard, consumer unit, and housing the Ideal Logic combination boiler.

Council Tax Band

Council Tax Band E. Gedling Borough Council.

Amount Payable 2022/2023 £2,762.89.

Directions

Maple Close can be located off Jumelles Drive from Georges Lane or Main Street, Calverton.

Referral Arrangement Note

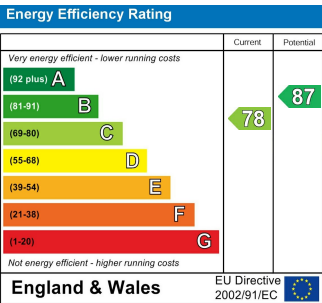
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