



9 Wood Grove,  
Calverton, NG14 6JL

TJ  
THOMAS  
JAMES



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This semi detached family home offers well presented accommodation arranged over two floors including a living room, a dining kitchen, and a conservatory with patio doors opening to the garden on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a low maintenance enclosed garden to the rear, and a block paved driveway at the front providing off road parking for a number of vehicles.

Enjoying a pleasant position in the popular village of Calverton, overlooking a green at the front, the property is close to excellent local facilities including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. The property is also within easy reach of Nottingham City Centre and surrounding villages via local transport links and main road routes.

Offered to the market with no upward chain. Early viewing is recommended.

£200,000







### Directions

Wood Grove can be located off Thorndale Road from Park Road East, Calverton.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

Opening to the:-

#### Living Room

UPVC double glazed bay window to the front elevation, two ceiling light points, radiator, television aerial connection point, laminate flooring, stairs off to the first floor, open archway to the:-

#### Dining Kitchen

KITCHEN AREA:- Fitted with a range of matching wall, drawer and base units in cream, tiled splash backs and roll edge work surfaces, sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, integrated double fan assisted oven, and an electric hob with an extractor hood over.

UPVC double glazed window to the side elevation, tiling to the floor, UPVC door opening to the side, open access to the:-

DINING AREA:- Laminate flooring, radiator, ceiling light point, gas fire with a brick surround, wood panelling to one wall, patio doors opening to the:-

#### Conservatory

Of UPVC construction with windows overlooking the garden, radiator, two wall light points, tiling to the floor, and patio doors opening to the garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Airing cupboard housing the Worcester Bosch boiler and the hot water cylinder, ceiling light point, loft access hatch (to the insulated loft space above), doors into three bedrooms and the family bathroom.

#### Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point, laminate effect vinyl floor covering, fitted bedroom furniture.

#### Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

#### Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

#### Family Bathroom

Fully tiled and fitted with a corner bath with an electric shower over, a pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to the front elevation, extractor fan, radiator, ceiling spot lights.

### OUTSIDE

Wrought iron double gates give access to the block paved driveway at the front of the property, which provides off road parking for a number of vehicles. There is access to the entrance door, a walled and wrought iron fenced boundary, a porch light and security light, and pedestrian gated access to the side and rear.

The low maintenance rear garden includes a patio seating area, an artificial lawn, and shrub beds. Timber fence enclosed, the garden has an external light, an external tap, and houses a timber storage shed.

### Council Tax Band

Council Tax Band A. Gedling Borough Council.

Amount Payable 2022/2023 £1,507.03.

### Referral Arrangement Note

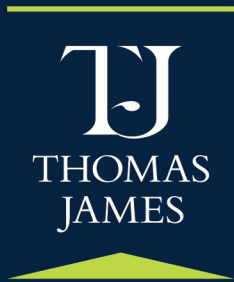
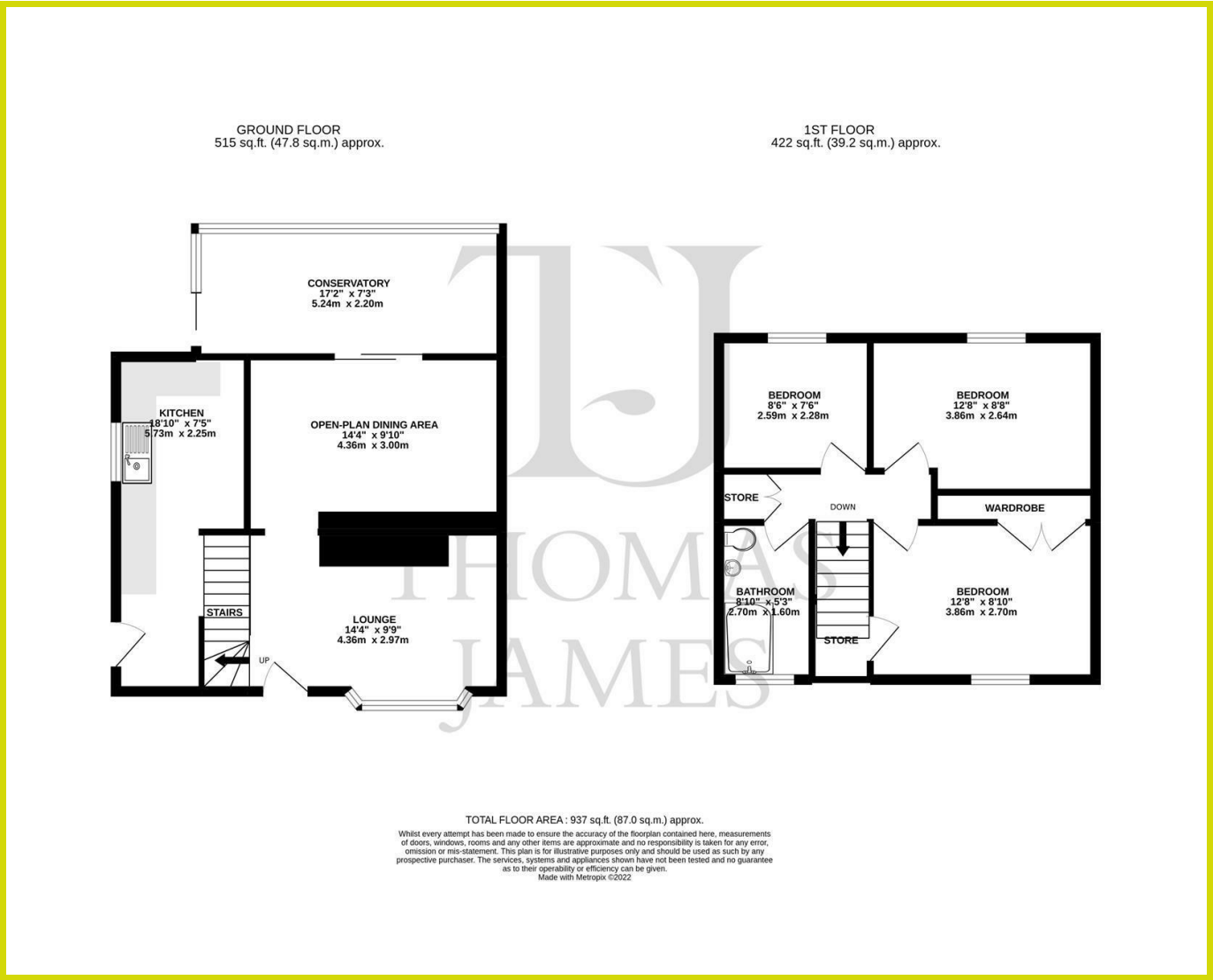
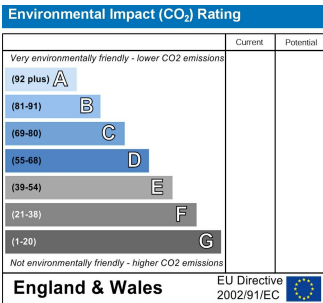
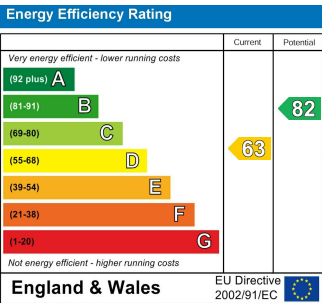
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