



£225,000

Whitedale Road, Calverton, Nottingham NG14 6RQ

EPC Rating TBC



A modern three storey family home offered for sale with a complete chain.

Viewings are essential to appreciate both the condition and the size, the property was built around 10 years ago and has a modern feel. In brief, the front door leads to the entrance hallway which gives access to the first floor, kitchen, living room and WC.

The kitchen is to the front of the property and has modern wall and base units, breakfast bar, built in oven, hob, extractor and spaces for; a fridge freezer, washing machine and dishwasher. From the hallway there is a WC with wash hand basin and low level WC. The living room is to the rear of the property with French doors leading to the rear garden.

To the first floor is a modern family bathroom and two bedrooms, one with fitted sliding wardrobes.

The master bedroom occupies the second floor and has an en-suite shower room.

The rear garden is low maintenance with artificial grass, paved patio areas and gated access to the rear. To the left of the houses is a paved driveway and single garage, with an up and over door.

Calverton is a well served village with various shops to include a Sainsbury's Local, Boots Pharmacy, Greggs, Butchers and Fish & Chip Shops. There is also a Vets, Indian Takeaway, Public Houses, a Library, Leisure Centre, Doctors, Primary and Secondary schools.

- Freehold
- Leasehold (The garage is leasehold the term as follows, Nine hundred and ninety years from 1st January 2013)
- Estate Charge (£130.26 payable annually period 01/01/2024-31/12/2024)
- Council tax band C

HALLWAY 14' 11" x 5' 5" (4.55m x 1.66m)

KITCHEN 11' 2" x 9' 9" (3.41m x 2.99m)

LIVING ROOM 15' 7" x 12' 1" (4.76m x 3.70m)

WC 6' 1" x 3' 5" (1.86m x 1.06m)

LANDING 11' 2" x 3' 5" (3.42m x 1.05m)

BATHROOM 8' 5" x 5' 8" (2.57m x 1.73m)

BEDROOM TWO 13' 1" x 10' 11" (3.99m x 3.35m)

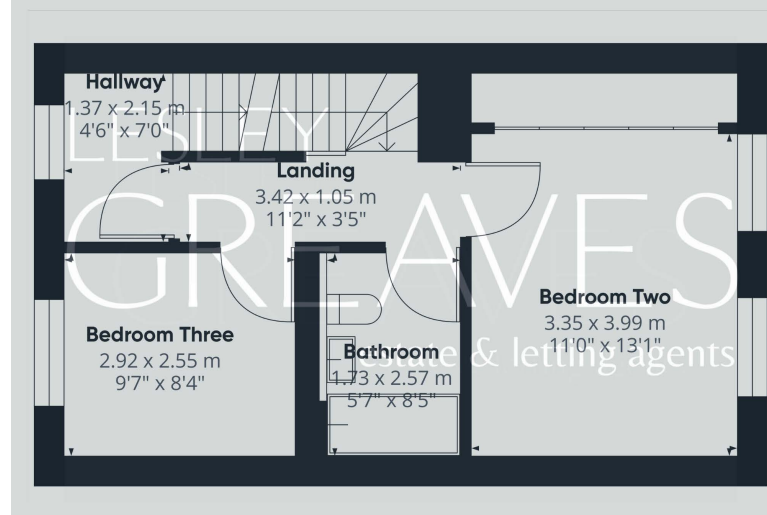
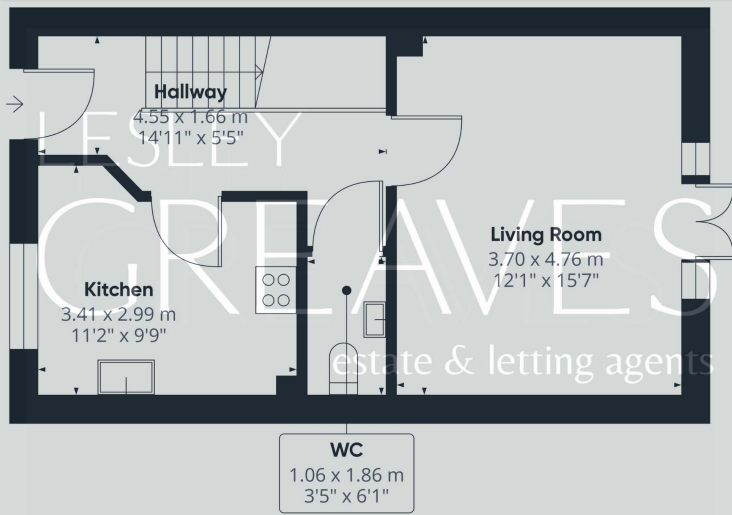
BEDROOM THREE 9' 6" x 8' 4" (2.92m x 2.55m)

MASTER BEDROOM 21' 2" x 12' 6" (6.47m x 3.82m)

ENSUITE 7' 4" x 4' 6" (2.24m x 1.39m)

GARAGE 17' 8" x 9' 0" (5.40m x 2.75m)





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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