JOHNSONS & PARTNERS

Estate and Letting Agency



4 BULL MEADOW, CALVERTON

NOTTINGHAM, NG14 6RR

£200,000

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Extended Three Bedroom Modern Home | Driveway | Breakfast Kitchen | Close to Local Amenities |

Tucked away within a cul-de-sac setting in the popular village of Calverton, this extended three-bedroom home offers a surprisingly versatile layout, with a superb rear extension creating an excellent additional living and entertaining space.

The accommodation begins with an entrance hall, with a useful ground floor WC positioned just off. To the front is a fitted kitchen offering a good range of storage and workspace, while the main living room sits beyond.

The layout really comes into its own towards the rear. Double doors lead from the lounge into the full-width extension, creating a bright and flexible second reception space currently arranged for both dining and relaxing. With plenty of glazing and French doors opening directly onto the garden, it gives the ground floor a much greater sense of space and provides an ideal setting for everyday family life, entertaining or simply enjoying the garden throughout the year.

Upstairs are three bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. Two further bedrooms provide flexibility for family, guests or home working, while a separate family bathroom completes the first-floor accommodation.

Outside, the property has the advantage of off-road parking to the front. The enclosed rear garden has been arranged across different levels, with a paved seating area immediately outside the extension, lawn, established planting and a further garden area beyond. It's a manageable space while still providing plenty of room to sit outside and enjoy the warmer months.

Calverton remains a popular choice for buyers wanting village living while retaining convenient access to Nottingham and the surrounding areas. The village itself offers a good range of everyday amenities, schooling and transport connections, with countryside also close at hand.

Entrance Hallway

Dining Kitchen

Living Room

Garden Room/Reception Room

Ground Floor WC

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

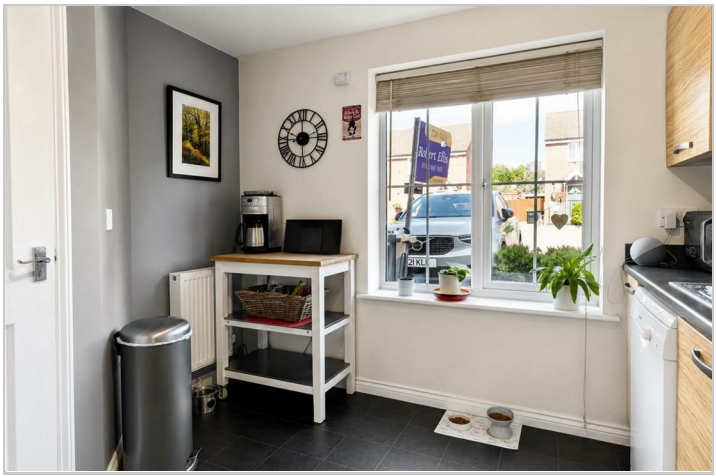
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

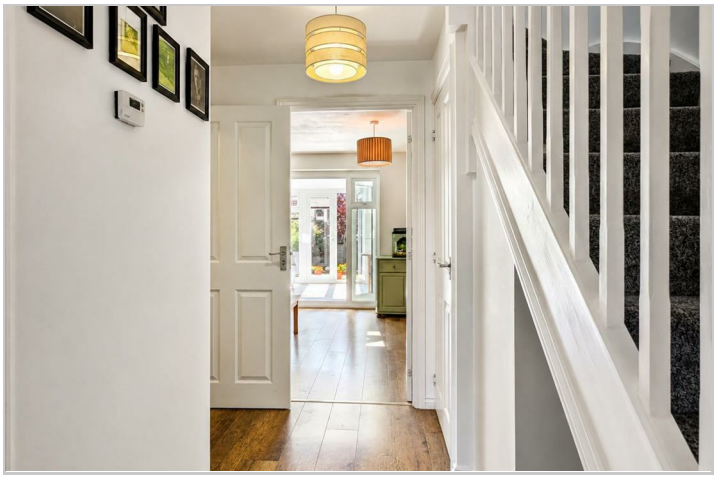
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

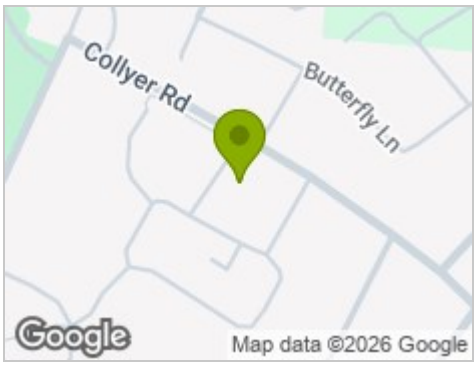








Road Map



Hybrid Map



Terrain Map



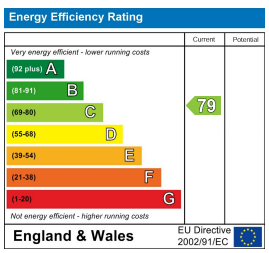
Floor Plan

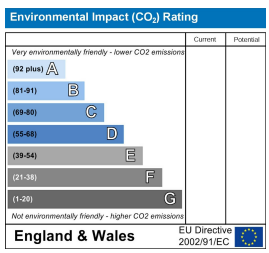


Viewing

Please contact our Burton Joyce Office
on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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