Emma Terry Homes

moving made personal

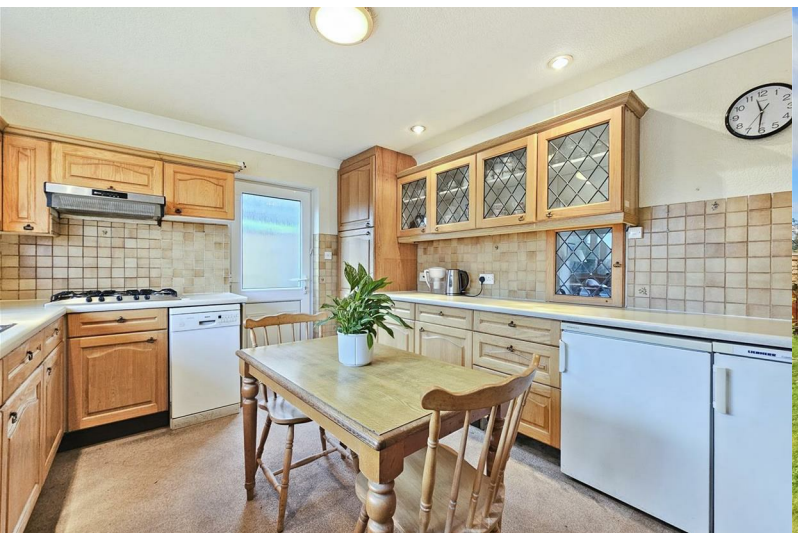


6 West End

Calverton, Nottingham, NG14 6LW

Offers over £350,000

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** No Chain **

This detached three-bedroom bungalow is conveniently situated in the popular village of Calverton. The property offers a practical and flexible layout, consisting of a spacious lounge/diner, a fitted kitchen, three bedrooms, and a family bathroom, making it ideal for families, downsizers, or anyone seeking single-level living.

Externally, the rear garden is mainly laid to lawn and benefits from gated access down both sides of the property leading to the front. The front offers a driveway and a garage, providing off-street parking and secure storage.

The front of the property also features a newly fitted composite 2025 entrance door and a newly fitted electric garage door.

The bungalow is located within easy reach of local amenities, including shops, cafes, and leisure facilities. Families will appreciate nearby primary schools and nurseries, while parks and green spaces are also within walking distance. The village provides convenient access to larger centres for shopping, dining, and transport links, combining a peaceful village setting with everyday practicality.







ENTRANCE HALL
Modern composite entrance door to property, two central heating radiators and doors through to kitchen, WC, lounge/diner, Bedroom 1, 2, 3 and bathroom.

KITCHEN
12'1" x 10'9" (3.70 x 3.30)
A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, gas hob and extractor fan, fridge, freezer, dishwasher and washing machine, serving hatch through to lounge/diner, a central heating radiator, UPVC double glazed window to front and side entrance door to property.

WC
Low level flush WC, wash hand basin with hot and cold tap and UPVC double glazed obscure window to front.

LOUNGE/DINER
15'11" x 20'9" (4.87 x 6.34)
Two central heating radiators, serving hatch through to kitchen, gas fire with decorative surround, UPVC double glazed window to side and sliding glass door to rear.

BEDROOM 1
10'5" x 12'10" (3.20 x 3.92)
Built-in wardrobes, a central heating radiator and UPVC double glazed window to front.

BEDROOM 2
13'0" x 11'9" (3.97 x 3.60)
Fitted wardrobes and overbed storage, a central heating radiator and UPVC double glazed window to rear.

BEDROOM 3
11'6" x 9'6" (3.51 x 2.92)
A central heating radiator and UPVC double glazed window to rear.

BATHROOM
7'10" x 7'9" (2.40 x 2.38)
Low level flush WC, wash hand basin with mixer tap, bath with mixer tap, separate shower cubicle, a central heating radiator, heated towel rail and UPVC double glazed obscure window to side.

GARAGE
9'3" x 15'3" (2.84 x 4.65)
Power and lighting, electric door and access to loft space.

OUTSIDE
The rear garden is mainly laid to lawn with paved patio areas and a selection of trees, shrubs and bushes. It benefits from a summerhouse to make the most of the afternoon and evening sun and a boundary renewed in 2025. There is gated access down both sides of the property to the front.
To the front, there is a driveway providing off-street parking, gated access to the rear and access into the garage.









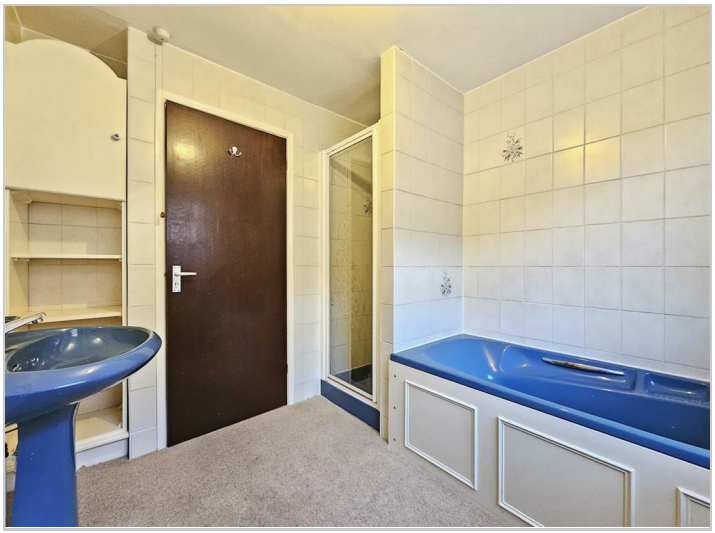


















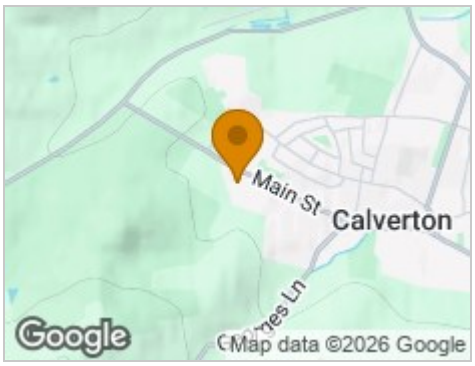
Road Map



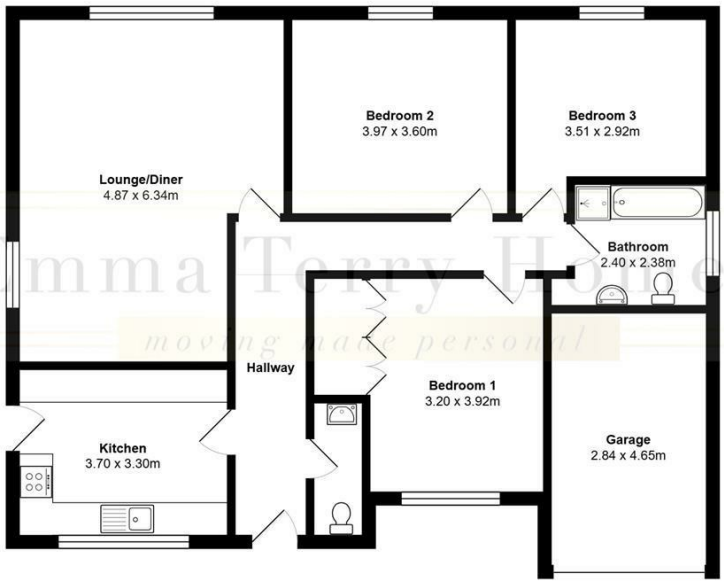
Hybrid Map



Terrain Map



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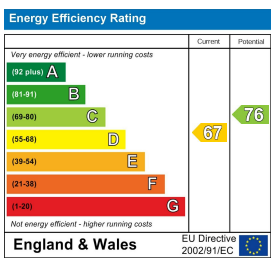
Total Area: 119.6 m²

All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 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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