

Emma Terry Homes

moving made personal



34 Broom Road

Calverton, Nottingham, NG14 6HA

Asking price £250,000



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BEAUTIFUL FAMILY HOME...

This semi-detached three bedroom property would make an ideal home for any family looking for their next step, offering spacious accommodation throughout with a neutral and modern style.

Situated in the popular location of Calverton, just a stone's throw away from local amenities including local schools, Calverton leisure centre and excellent transport links into Nottingham City Centre.

To the ground floor of the property is an entrance hall, a spacious extended living/dining room with sliding doors out to the rear garden, a modern breakfast kitchen, a home office and a ground floor WC. To the first floor there are three bedrooms serviced by newly fitted four piece family bathroom.

Outside to the front of the property there is a large driveway for off-street parking, to the rear is a private enclosed garden with a lawn and paved patio area.



Entrance door leads through to:

HALLWAY

Storage cupboard and doors through to:

BREAKFAST KITCHEN

Fitted with a range of wall and base units, sink with drainer and mixer tap, breakfast bar, tiled splash back, storage cupboard, space for fridge freezer, space and plumbing for dishwasher, electric oven with gas hob with extractor over, tiled splashback, two double glazed UPVC windows to the side and rear elevation and UPVC double glazed door to side.

LIVING ROOM

13'5" x 10'4" (4.11m x 3.16m)

Feature wood effect flooring, gas fire with surround, open plan to dining area.

DINING ROOM

14'6" x 11'8" (4.43m x 3.57m)

Feature wood effect flooring, central heating radiator and double glazed sliding doors to the rear garden.

HOME OFFICE

10'2" x 6'6" (3.11m x 2.00m)

Double glazed window to the front elevation and central heating radiator.

UTILITY/W.C

Low level flush W.C, hand wash basin, storage, obscure double glazed window to the side elevation, space/ plumbing for washing machine and vented tumble dryer.

STAIRS & LANDING

Stairs rising to the first floor and doors through to:

BEDROOM ONE

13'5" x 10'4" (4.09m x 3.16m)

Double glazed window the rear elevation and central heating radiator.

BEDROOM TWO

14'1" x 10'4" (4.30m x 3.16m)

Double glazed window the rear elevation and central heating radiator.

BEDROOM THREE

10'3" x 6'6" (3.14m x 2.00m)

Double glazed window the front elevation and central heating radiator.

BATHROOM

Newly fitted bathroom benefiting from a four-piece bathroom suite. Corner shower cubicle with hand held shower and rainfall head, tiled walls, hand wash basin with feature mixer tap, heated towel rails, panel bath with feature tap, low level W.C and obscure double glazed window to the side elevation.

OUTSIDE

The property has ample off street parking to the front with a gravelled driveway.

The rear garden is mainly laid to lawn with a patio area, enclosed with timber fencing, plants and shrubs.









Road Map



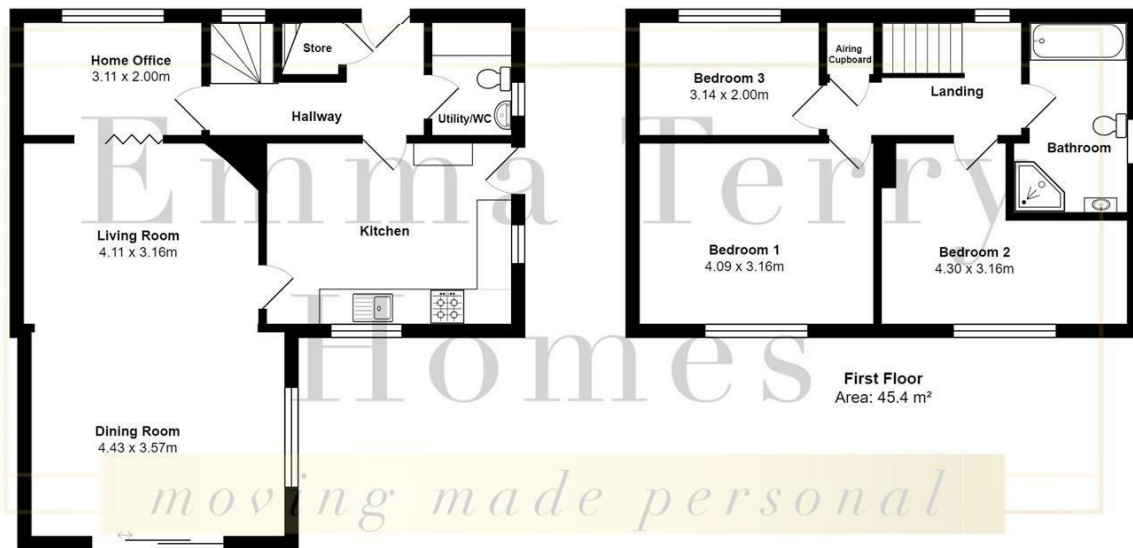
Hybrid Map



Terrain Map



34, Broom Road, Calverton, NG14 6HA



Ground Floor
Area: 61.8 m²
Heat-Loss Perimeter: 33.8m

First Floor
Area: 45.4 m²

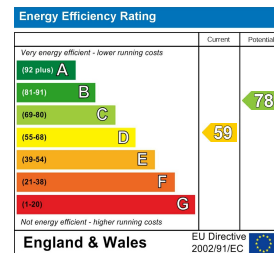
Total Area: 107.2 m²

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



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