



**DavidJames**  
the estate agent

**Brickenell Road, Calverton, Nottingham, NG14 6PL**

**Offers In Excess Of £230,000**



# About This Property

VILLAGE LOCATION! CHAIN FREE Offers in excess of £230,000. Situated just a stone's throw from open countryside in the highly sought after village of Calverton is this 3 bedroom detached family home which is ideally to take full advantage of local schools, bus services and shopping amenities! The ground floor accommodation comprises a spacious lounge with a feature log burner, a versatile play room with an adjoining WC (which could function as ground floor bedroom 4) as well as a dining area with open access to the fitted kitchen which has a generous range of units and integrated appliances. Upstairs holds 3 bedrooms which are complemented by the family bathroom, benefitting from a white three piece modern suite and an over-bath electric shower. Outside, a double-width driveway to the front provides off-street parking for two vehicles whilst the enclosed rear garden is mainly lawned with a timber shed providing useful storage.

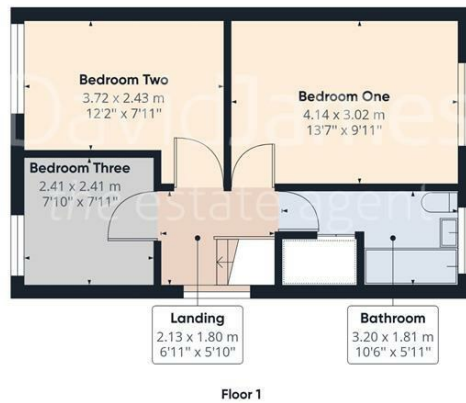
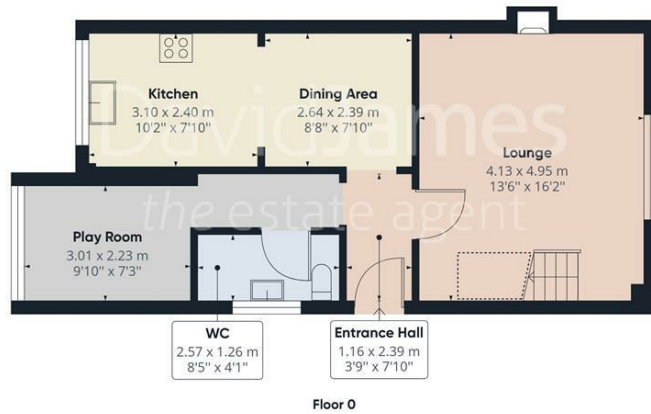
- Detached family home
- 3 bedrooms
- Spacious lounge with feature log burner
- Versatile second sitting room/playroom/bedroom 4 with adjoining WC
- Dining area with open kitchen access
- Kitchen with a generous range of units and integrated appliances
- First floor family bathroom with modern white three piece suite
- Enclosed lawned rear garden with useful timber shed
- Double-width driveway for up to 2 vehicles
- Popular village location with excellent local amenities, schools and bus services











**Approximate total area<sup>(1)</sup>**  
86.84 m<sup>2</sup>  
934.70 ft<sup>2</sup>

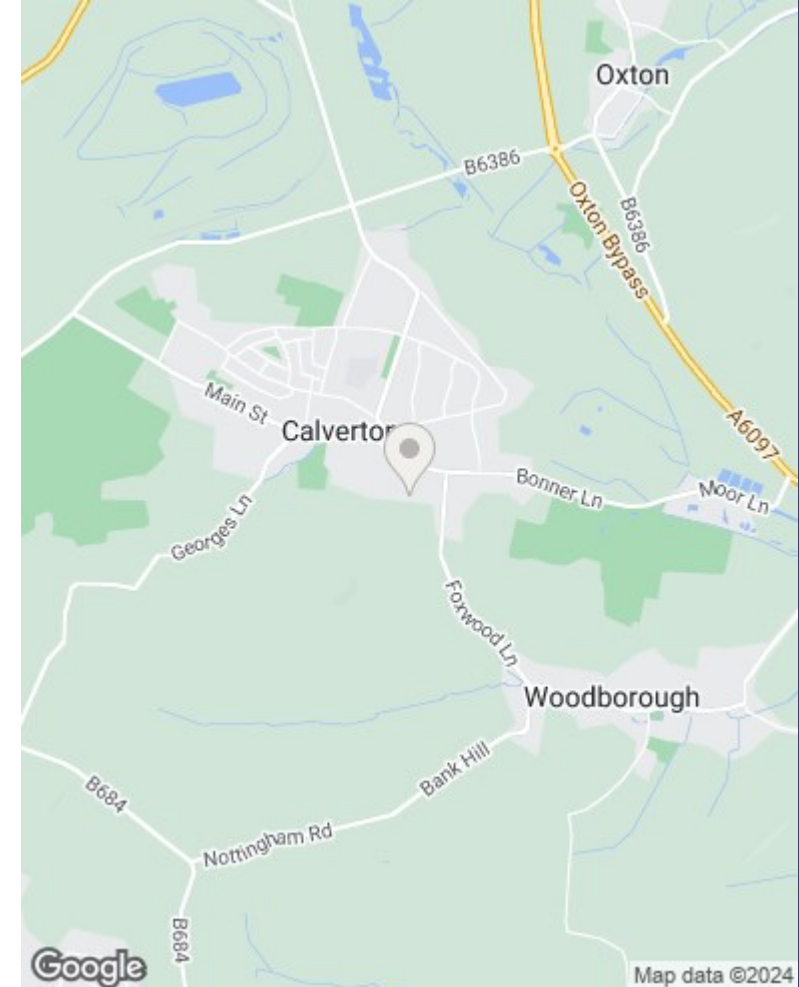
**Reduced headroom**  
1.44 m<sup>2</sup>  
15.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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