



**DavidJames**  
the estate agent

**Woods Lane, Calverton, Nottingham, NG14 6FF**

**Offers Over £250,000**



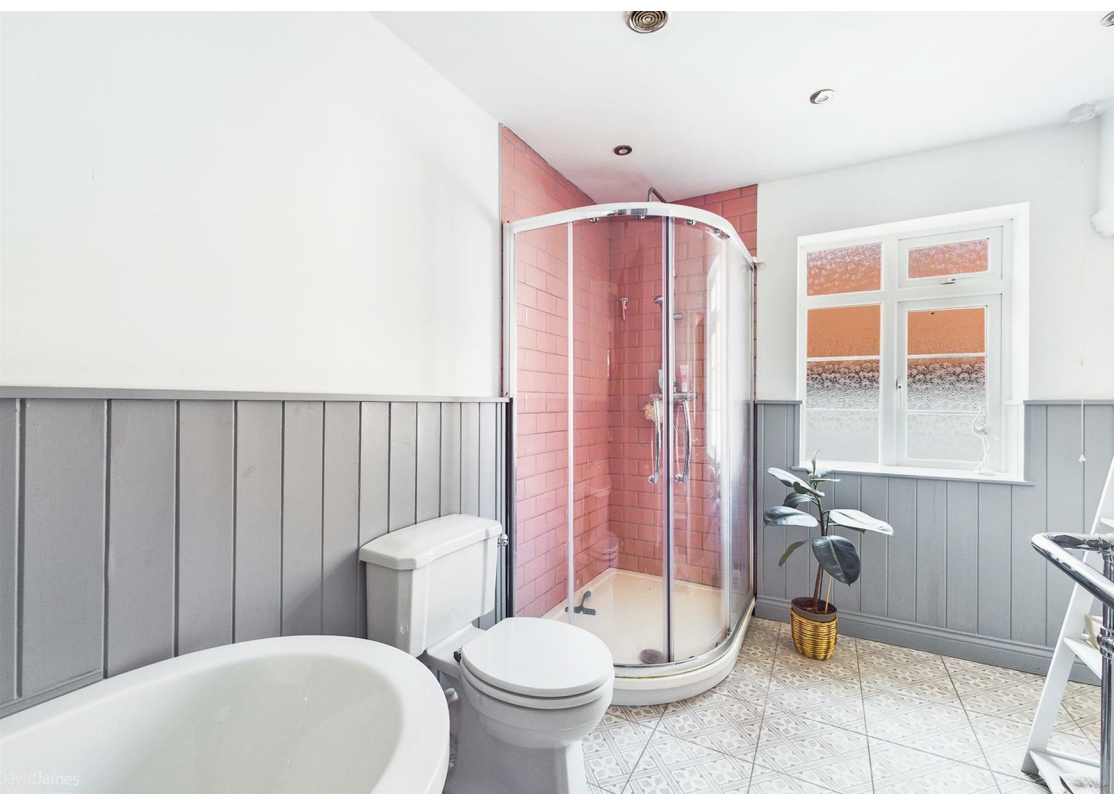
# About This Property

VIEWING HIGHLY RECOMMENDED! An immaculately presented, characterful & recently renovated 2 double bedroom semi-detached 18th century cottage in the highly sought after village of Calverton which must be viewed to be fully appreciated! The ground floor enjoys an entrance hall with access to a useful utility room, spacious lounge with a feature fireplace as well as a stunning open plan family dining kitchen with a log burner, Belfast sink & integrated appliances which include an electric double oven, gas hob with extractor, dishwasher, wine cooler and a fridge/freezer. Upstairs, the 2 double bedrooms are complemented by a fantastic family bathroom/WC with a four piece white suite including a separate shower cubicle. The low maintenance rear yard provides an excellent space for entertaining whilst parking is provided by a driveway to the side of the property.



- Immaculately presented & recently renovated semi-detached cottage
- Two double bedrooms
- Spacious lounge with feature fireplace
- Stunning open plan family dining kitchen
- Integrated double oven, hob, dishwasher, fridge/freezer & wine cooler
- Entrance hall with access to useful utility room
- Fantastic first floor family bathroom with separate shower cubicle
- Dining kitchen, hallway and utility with travertine flooring
- Low maintenance enclosed rear yard
- Driveway to the side provides parking









Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
87.96 m<sup>2</sup>  
946.75 ft<sup>2</sup>

Reduced headroom  
1.30 m<sup>2</sup>  
13.94 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: B**  
**Gedling Borough Council**  
**Freehold**

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