



12 Butterfly Lane, Calverton – NG14 6SL

Guide Price **£325,000**

DavidJames
the estate agent



12 Butterfly Lane

Calverton, Nottingham

GUIDE PRICE £325,000-£350,000 Modern detached family home with remaining new-build warranty! 2 reception rooms, dining kitchen and 4 bedrooms plus a southerly-facing lawned garden, drive and garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Modern detached family home with remaining new-build warranty
- Well-presented and neutrally decorated throughout
- Popular village location close to Calverton's amenities, schools and open countryside
- Bright and spacious lounge
- Separate versatile sitting/dining room
- Superb modern dining kitchen with integrated appliances and French doors
- Separate utility room with an adjoining downstairs WC
- Four first floor bedrooms (main bedroom with an en-suite shower room)
- Main family bathroom with a three-piece modern white suite
- Southerly-facing garden, driveway and garage







Floor 0

Approximate total area⁽¹⁾

102.1 m²

1098 ft²



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.