



**1 Elmtree Road, Calverton – NG14 6QA**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 1 Elmtree Road

Calverton, Nottingham

GUIDE PRICE £260,000-£280,000 Superb 3-bed semi-detached home with 2 reception rooms, conservatory and a fantastic outbuilding/bar! Convenient location a short walk from amenities and countryside!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

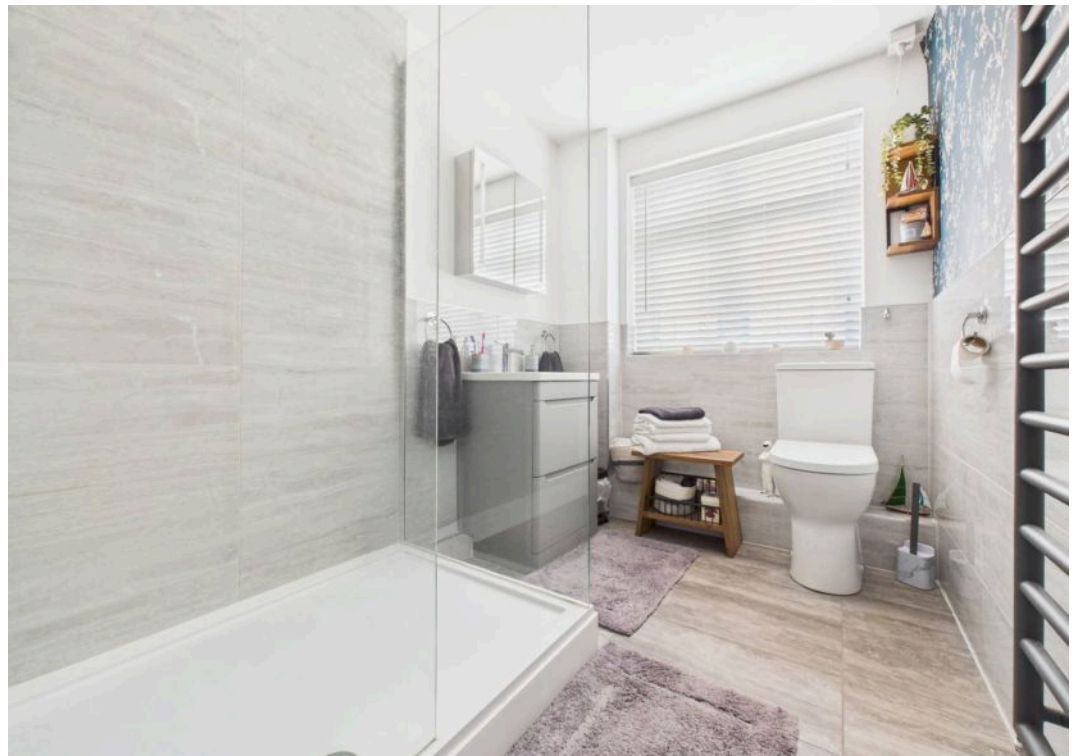
- Semi-detached family home
- Popular village location close to Calverton's nearby amenities, schools and open countryside
- Bright and spacious lounge with a feature electric fire
- Superb glass-roof conservatory with French doors
- Separate and versatile dining room
- Fitted kitchen with space for freestanding appliances
- Three first floor bedrooms
- Modern shower room with a stylish three-piece suite
- Beautiful established garden (including a detached outbuilding/current bar)
- Driveway providing off-street parking for multiple vehicles











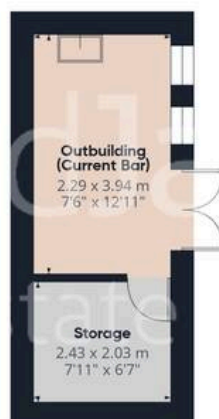




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

98.6 m<sup>2</sup>

1063 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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