



## 4 The Grove, Calverton – NG14 6PG

Guide Price £280,000



## 4 The Grove

Calverton, Nottingham

GUIDE PRICE £280,000–£300,000 Detached bungalow in a quiet cul-de-sac in the ever popular Calverton! Versatile living, 3 double beds (potential for 4), garden and a driveway with an insulated garage.

Council Tax band: D

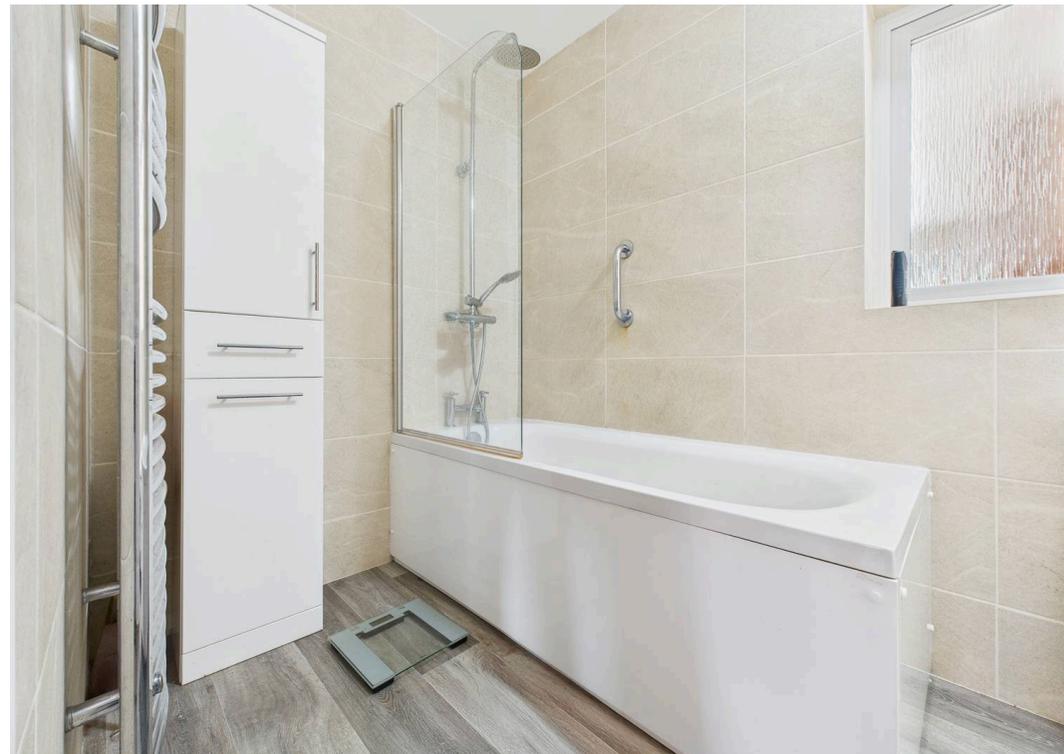
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached bungalow
- Cul-de-sac location within easy reach of Calverton's local amenities
- Ideal for those seeking the benefits of single-storey living
- Two reception rooms (bright and spacious lounge and separate dining room with garden views)
- Breakfast kitchen with wood-effect units plus space for both freestanding appliances and casual dining
- Versatile conservatory/lean-to
- Three neutrally-decorated double bedrooms (potential for reconfiguration to four)
- Modern family bathroom with a three-piece white suite
- Low-maintenance rear garden with patio, pond and mature planting
- Spacious driveway with EV charging plus a detached and insulated garage with power, lighting and a workbench
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Floor 0 Building 1



Floor 0 Building 2

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

135.7 m<sup>2</sup>

1462 ft<sup>2</sup>

(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



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