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DavidJames
the estate agent

Broadfields, Calverton, Nottingham, NG14 6JP

Guide Price £325,000

About This Property

GUIDE PRICE £325,000-£350,000 We are delighted to present this fantastic detached family home, tucked away in a prime corner location on Broadfields in the highly sought-after village of Calverton! With bus services to Nottingham City Centre and schools available nearby, this wonderful property combines all the benefits of village life with all of the modern conveniences!

Upon entering, you'll be greeted by an impressive entrance hall which in turn leads to the lounge. Full of natural light thanks to the rear French doors and front-facing window, this good-sized space also benefits from a feature electric fire. Adjoining the lounge, the dining room enjoys open access to the kitchen, creating an ideal environment for family gatherings and entertaining guests. The kitchen itself boasts a modern design with a variety of units which incorporate an integrated double oven, induction hob and a breakfast bar for casual dining.

Upstairs houses four well-proportioned bedrooms, with the main bedroom benefitting from a luxurious en-suite shower room equipped with a walk-in cubicle and a rainfall-style showerhead. A modern family shower room, featuring a three-piece white suite, caters to the rest of the household and guests.

Additional highlights include a practical loft space which offers ample storage with its partial boarding and lighting, UPVC double glazing throughout, the security of a burglar alarm system and a gas central heating system controlled by a Hive smart thermostat for on-the-go temperature control via the app.

The exterior does not disappoint with a beautifully maintained southerly-facing garden featuring lawns and a variety of patio seating areas - perfect for enjoying the outdoors whether you're looking to relax or entertain. The front driveway provides generous parking and leads to a garage equipped with power, lighting and space for a tumble dryer.



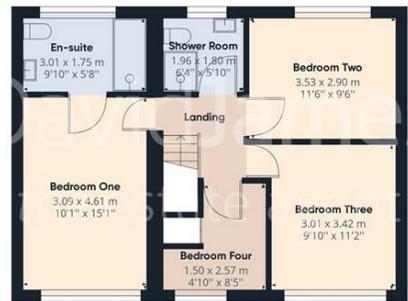
- Detached family home
- Popular village location in Calverton
- Schools and frequent City-bound bus services available nearby
- Bright and spacious lounge with French doors
- Dining room with open access to the kitchen
- Modern kitchen with an integrated double oven and induction hob
- Four bedrooms (main bedroom with luxury en-suite)
- Main family shower room with modern white suite
- Fantastic southerly-facing lawned garden with patio seating areas
- Driveway and garage provide parking for multiple vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾
 122.14 m²
 1314.70 ft²

(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.

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Council Tax Band: D
Gedling Borough Council
Freehold

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