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**DavidJames**  
the estate agent

**Squirrel Way, Calverton, Nottingham, NG14 6TD**

**Guide Price £370,000**

# About This Property

Welcome to this modern detached family home, built in 2023 and situated within Calverton. Designed for contemporary living, this stunning property boasts a range of features ideal for a growing family.

As you enter the home, you're greeted by a spacious L-shaped entrance hall, finished with timber-look LVT flooring and feature panelling on the walls. The ground floor offers a versatile living space with a comfortable lounge and an additional sitting room or playroom, catering to all your family's needs.

The heart of this home is undoubtedly the dining kitchen. It is tastefully appointed with blue base and eye-level units, complemented by a peninsular unit. Modern conveniences are at your fingertips with integrated appliances including an oven, hob, extractor fan, and dishwasher. Timber finish LVT flooring flows seamlessly from the kitchen to the dining area with French doors, opening onto the rear garden, making it perfect for entertaining. A practical utility room continues the LVT flooring and houses a ground floor WC with a white suite and washbasin.

To the first floor, the property features four bedrooms. The master bedroom includes a luxurious en-suite shower room with a mains shower and a white suite, offering a private retreat for the homeowners. The first floor also houses a family bathroom with a white suite and an electric shower.

This property benefits from gas central heating and UPVC double glazing, ensuring year-round comfort. Positioned on a corner plot, the enclosed rear garden provides space for outdoor activities and relaxation, featuring two patio areas capturing the sun throughout the day.

To the rear, you'll find a garage and a double-width driveway, providing off-road parking for multiple vehicles.

This home combines modern amenities with thoughtful design, making it an excellent choice for a family looking to settle in a modern community.



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- Modern detached family home built in 2023
- Four bedrooms, bedroom one with en-suite shower room/Wc
- L-shaped entrance hall with timber finish LVT flooring
- Lounge, second sitting room/playroom
- Dining kitchen with French doors to the rear garden and integrated oven, hob, extractor and dishwasher
- Utility room, ground floor Wc
- First floor bathroom/Wc with white suite and electric shower
- Gas central heating, UPVC double glazing
- Situated on a corner plot, enclosed lawned rear garden with two patio areas
- Garage situated to the rear of the property with double width driveway



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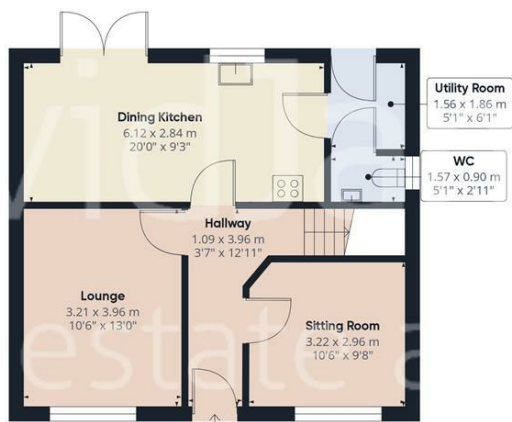


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Floor 0 Building 1



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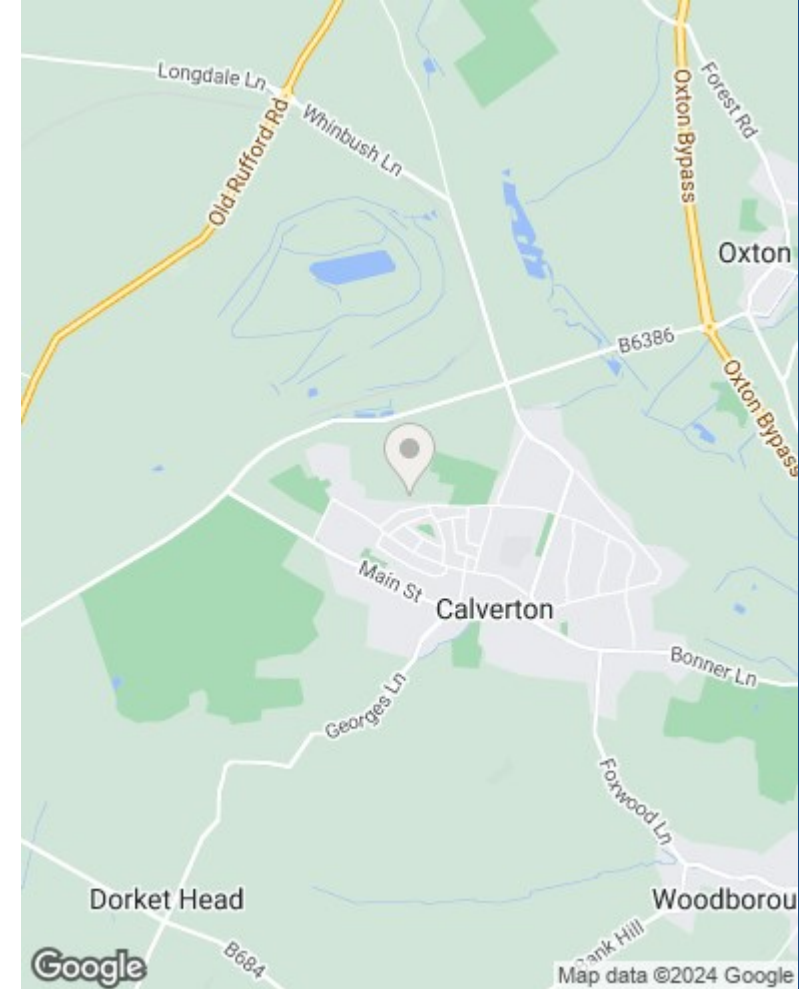


Approximate total area<sup>(1)</sup>  
 102.56 m<sup>2</sup>  
 1103.92 ft<sup>2</sup>

(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.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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