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**DavidJames**  
the estate agent

**Little Lane, Calverton, Nottingham, NG14 6JU**

**Guide Price £475,000**



# About This Property

GUIDE PRICE £475,000 - £500,000 Bungalows of this size and quality don't come to the market very often! Tucked away along a peaceful private road, this beautifully presented and spacious 3/4 bedroom detached bungalow in Calverton is available with no upward chain and is a must-view for those seeking the benefits of single-storey living.

Cherished by the current family for many years, the property sits on a generous plot with a beautifully maintained front garden, featuring a charming brickwork facade with stylish leaded windows.

The true size and splendour of this property becomes apparent upon entering, each room having been beautifully decorated with a natural flow between each space.

The bright and spacious lounge/dining area is the heart of the home and features a multi-fuel stove, polished solid oak flooring and large bay windows with lead detail.

The kitchen, installed by Wren five years ago, has been meticulously maintained. Fitted with stylish soft teal-coloured units, chrome detailing and a sleek grey solid worktop, the space is complemented by large leaded windows and a variety of integrated appliances.

The primary bedroom is a restful space and standout feature, designed in an L-shape with built-in wardrobes and a separate seating area with patio doors that open onto the private rear garden. This room is complete with air conditioning and a beautifully decorated en-suite shower room. There are two additional bedrooms accessed by a large hallway and a beautiful tiled contemporary bathroom with walk in shower.

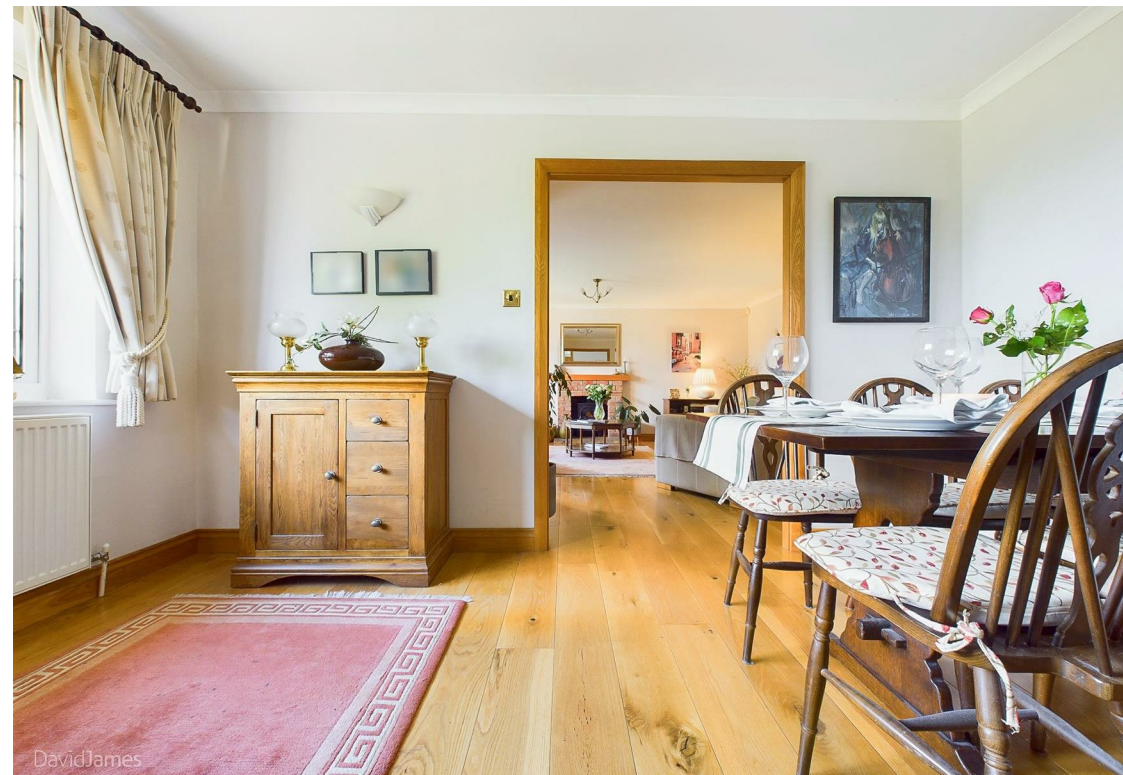
The garden has been designed to maximise indoor/outdoor living with multiple areas for relaxing or entertaining. Surrounded by an abundance of mature trees, shrubs and planting, this garden significantly enhances the property's charm and sure to bring many happy memories for the new owners.

Additional features of the property include a double garage at the rear with a long driveway, security alarm, camera system and new fascias.



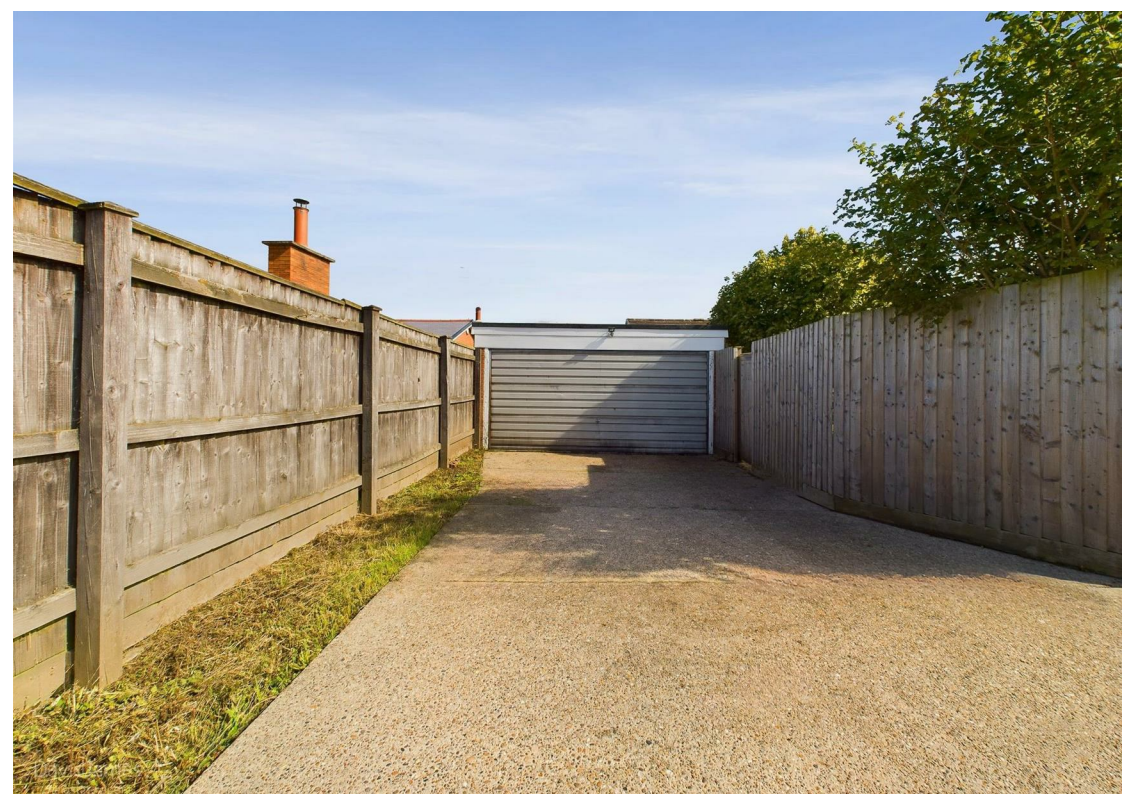
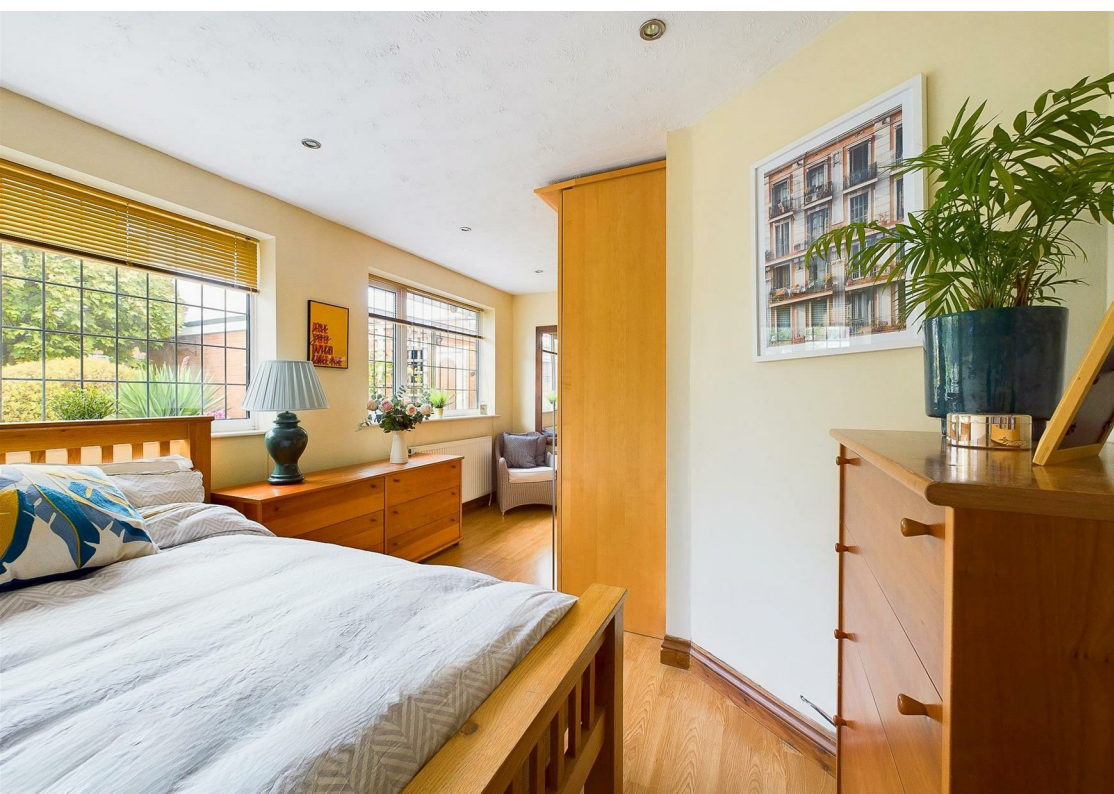
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- Beautifully-maintained detached bungalow
- Generous plot in a leafy private road location close to nearby buses and local amenities
- Large open plan living spaces with plenty of room for relaxing and entertaining
- Contemporary Wren kitchen with soft teal units, grey worktops and Bosch appliances
- 3 well-proportioned bedrooms (formerly 4 bedrooms)
- Primary bedroom with built-in wardrobes, air conditioning and an en-suite shower room
- Contemporary family bathroom including a walk-in shower
- Private gardens with multiple areas for enjoying and a perfect blend of indoor/outdoor living
- Double garage with large driveway
- Security alarm, camera system and new fascias



DavidJames









Floor 0 Building 1



Floor 0 Building 2



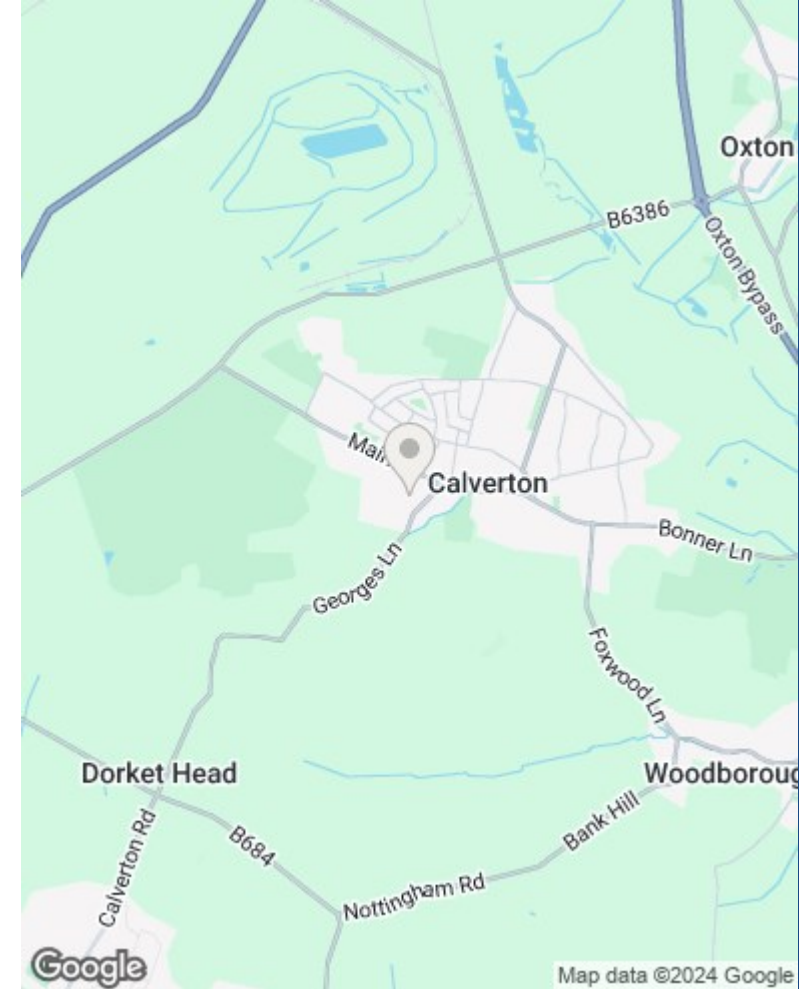
Approximate total area<sup>(1)</sup>  
 144.04 m<sup>2</sup>  
 1550.43 ft<sup>2</sup>

(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.

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

**DavidJames**  
*the estate agent*

David James Estate Agents  
 100 Front Street, Nottingham, NG5 7EJ  
 t: 0115 955 5550 e: arnold@david-james.com

