



## 204 Main Street, Calverton – NG14 6LU

Guide Price £400,000–£425,000



## 204 Main Street

Calverton, Nottingham

Beautifully-presented and extended detached family home in Calverton offering a contemporary open-plan downstairs layout, 3 good-sized bedrooms and a stylish bathroom alongside a large garden and plenty of parking! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented and extended detached family home
- Popular village location close to Calverton's amenities, schools and buses
- Initial welcoming entrance hall with a porch, cloakroom/store and WC
- Bright and spacious lounge with a feature box window and fireplace
- Stunning open plan dining area and adjoining kitchen with integrated appliances
- Versatile sitting/garden room with French doors
- Three first floor bedrooms
- Stylish contemporary bathroom with a four-piece suite (including a walk-in shower cubicle)
- Driveway and garage provide parking for multiple vehicles
- Generous and enclosed lawned rear garden with an initial feature patio seating area





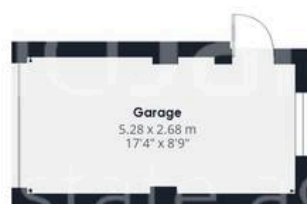




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

142.71 m<sup>2</sup>

1536.11 ft<sup>2</sup>

Reduced headroom

0.45 m<sup>2</sup>

4.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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