



**38 Renals Way, Calverton – NG14 6PH**

Guide Price **£425,000**

**DavidJames**  
the estate agent





## 38 Renals Way

Calverton, Nottingham

Immaculately-presented 4 bed detached home boasting modern interiors and including generous reception spaces, a superb kitchen, en-suite and bathroom plus a wonderful garden, large drive and garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

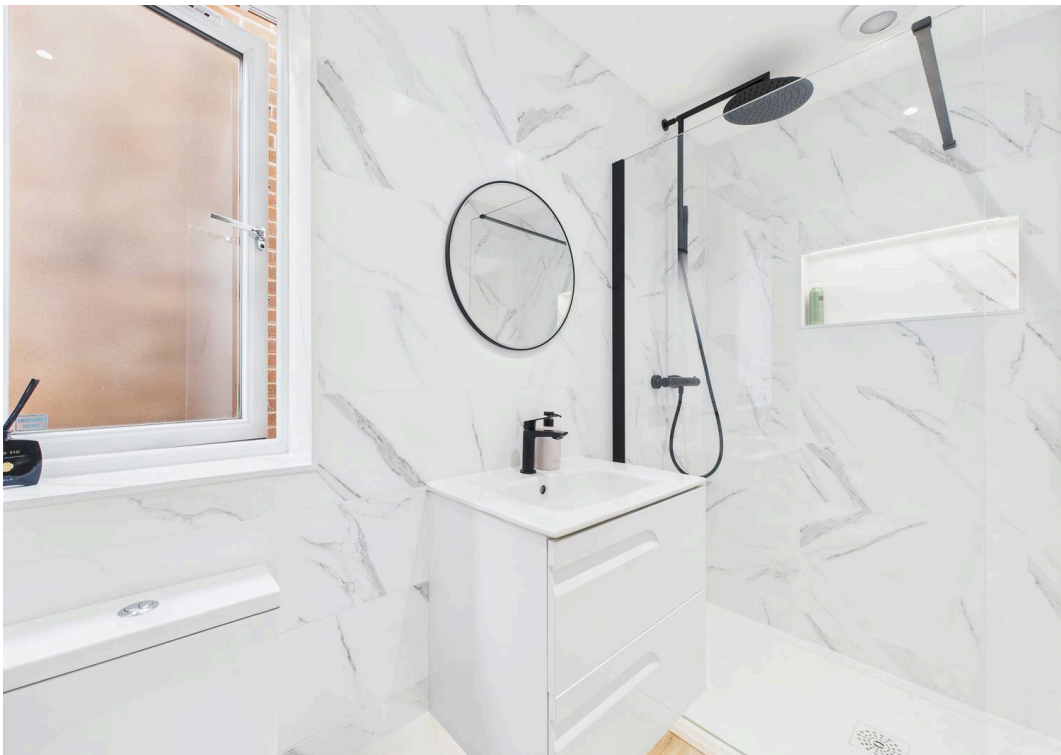
- Immaculately-presented detached family home
- Popular village location just a short walk from open countryside
- Close to Calverton's local amenities, popular schools and a short walk from bus links
- Large lounge a feature gas fire and adjoining dining area
- Large conservatory with garden views
- Beautiful fitted kitchen with Britannia range cooker and composite resin worktops
- Four spacious double bedrooms (main bedroom with sleek en-suite shower room)
- Super first floor modern bathroom and a further downstairs WC for convenience
- Landscaped rear garden with large lawn, spacious patio area and mature planting
- Multi-vehicle driveway, garage and EV charging point















Floor 0

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

135.5 m<sup>2</sup>

1457 ft<sup>2</sup>

**Reduced headroom**

1.6 m<sup>2</sup>

17 ft<sup>2</sup>

(1) Excluding balconies and terraces

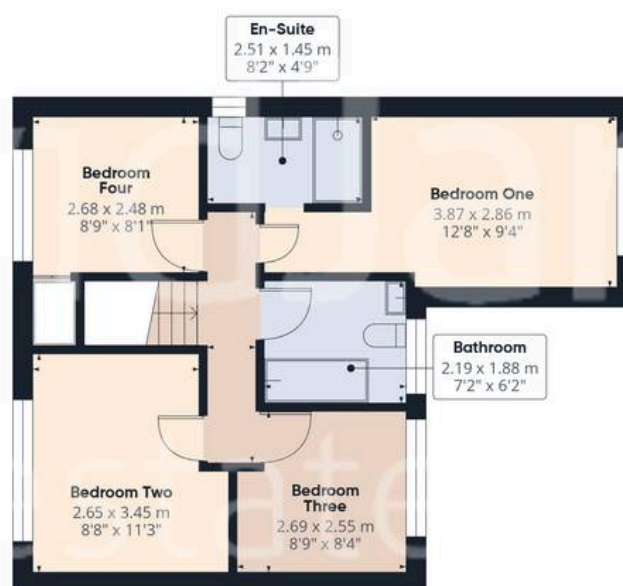
Reduced headroom

..... 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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Floor 1





## David James Estate Agents

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