



14 Yellowhammer Way, Calverton – NG14 6TF

Guide Price **£315,000**

DavidJames
the estate agent



14 Yellowhammer Way

Calverton, Nottingham

Superb 4-bed modern detached family home in Calverton! Lounge, open plan dining kitchen, bathroom plus en-suite as well as a generous enclosed rear garden, garage and driveway with EV charging!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern detached family home
- Ideally positioned within easy reach of Calverton's amenities, popular schools and open countryside
- Bright and welcoming lounge
- Superb open plan dining kitchen with French doors and integrated cooking appliances
- Separate utility room with an adjoining WC for convenience
- Four well-proportioned bedrooms (main bedroom with en-suite)
- Modern family bathroom with a three-piece white suite and rainfall over-bath shower
- Combi gas central heating and UPVC double glazing
- Generous lawned garden with a feature patio seating area
- Double-width driveway, garage and EV charging point







Floor 0



Floor 1

Approximate total area⁽¹⁾

106.9 m²

1151 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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