

14 Yellowhammer Way, Calverton - NG14 6TF Guide Price £315,000









### 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!

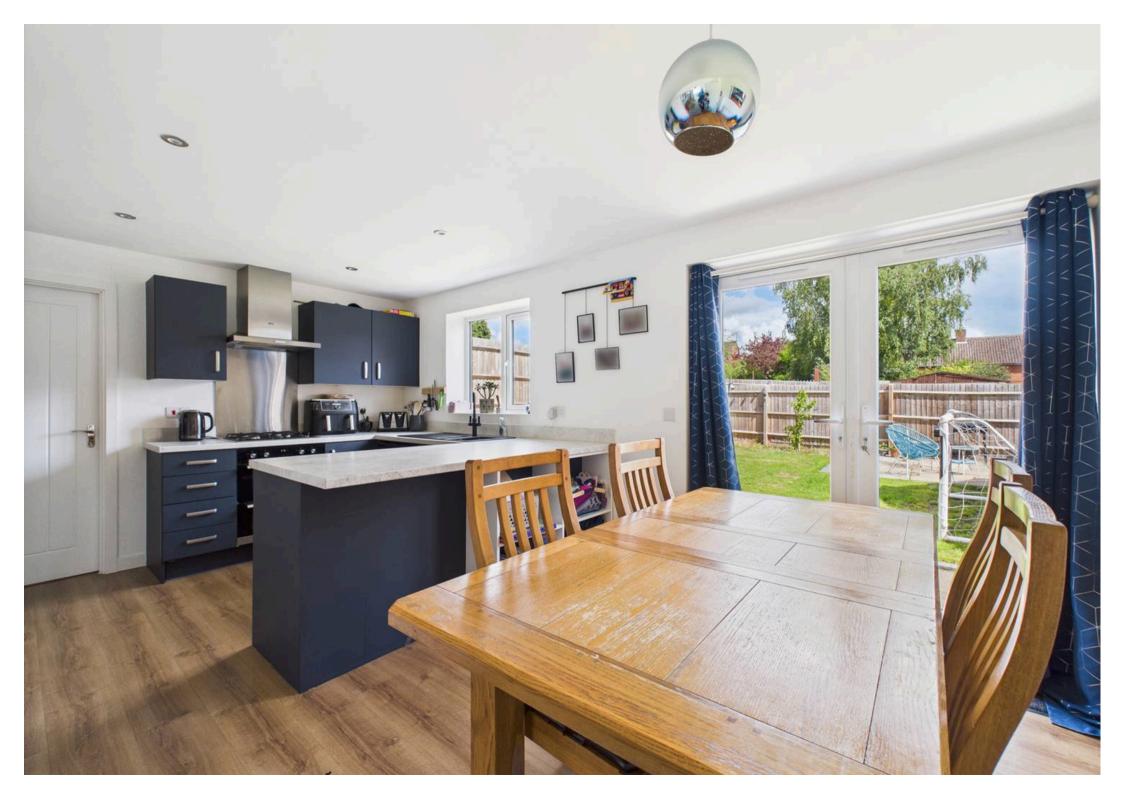
Council Tax band: D

Tenure: Freehold

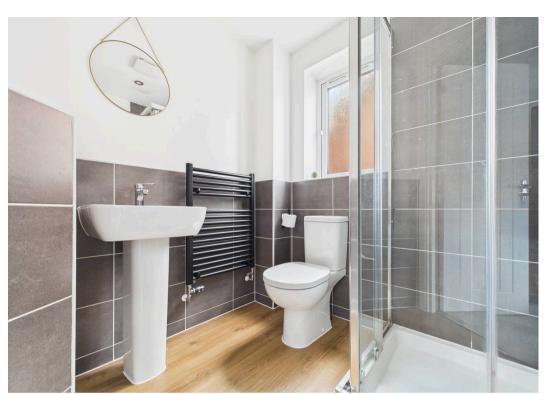
**EPC Energy Efficiency Rating: B** 

**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













## DavidJames the estate agent

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

106.9 m<sup>2</sup> 1151 ft<sup>2</sup>

#### Reduced headroom

0.8 m<sup>2</sup> 8 ft<sup>2</sup>



(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.

GIRAFFE360

Floor 1



# **David James Estate Agents**

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