



36 Foxwood Grove, Calverton – NG14 6JF

Guide Price **£290,000**

DavidJames
the estate agent



36 Foxwood Grove

Calverton, Nottingham

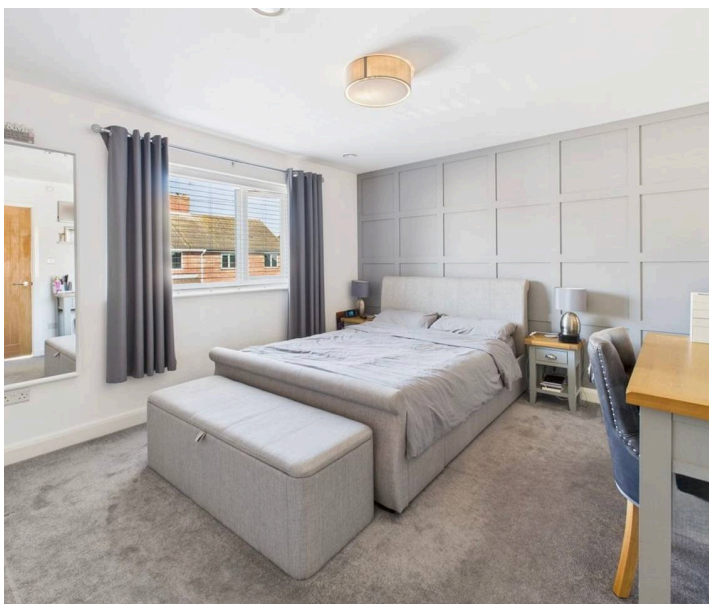
Spacious 4-bedroom semi-detached with modern kitchen, lounge with underfloor heating, second sitting room, ensuite to bedroom one, family bathroom, A/C, solar panels, CCTV, enclosed garden, driveway and store with potential for additional accommodation. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Spacious and extended semi-detached family home
- Four bedrooms (including three double bedrooms), bedroom one with a walk-in wardrobe and bedrooms two and three with fitted wardrobes
- Entrance hall with tiled flooring, lounge with LVT flooring and gas powered underfloor heating
- Second sitting room/playroom, ground floor Wc (accessed from the dining kitchen)
- Dining kitchen with tiled flooring, breakfast bar, French doors to the rear garden and integrated double oven, hob and extractor
- Principal bedroom with gas powered underfloor heating and stylish en-suite shower room/Wc with shower enclosure with ceiling-mounted rainwater showerhead
- Bathroom/Wc with white suite and separate shower cubicle with mains pressure shower
- Combination gas central heating, air conditioning to the first floor accommodation, UPVC double glazing, solar PV panels, CCTV









Floor 0

Approximate total area⁽¹⁾

121.62 m²

1309.12 ft²



Floor 1

(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 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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