



26 James Drive, Calverton, Nottingham, NG14 6RJ

Asking Price £390,000

- Substantial Six Bedroom Detached House
- Family Bathroom and Downstairs W.C
- Three Stories
- Driveway
- Established Estate Location
- Three En-Suite Shower Rooms
- Lounge, Kitchen/Diner and Office/Snug
- Large Tandem Double Garage
- Rear Garden
- Superb Family House

26 James Drive, Nottingham NG14 6RJ

Substantial and Well Presented Six Bedroom Detached House. Accommodation Over Three Stories Comprising; Lounge, Kitchen/Diner, Office/Snug, Downstairs W.C, Three En-Suite Shower Rooms and a Family Bathroom. Driveway and Tandem Double Garage. Good Size Rear Garden.



Council Tax Band: E



Entrance Hall

Doors to the Kitchen/Diner, Snug/Office, Lounge and W.C. Stairs to the first floor landing.

Lounge

16'5 x 12'2

French doors to the rear garden. Radiator. Under stairs cupboard. Gas fire and surround.

Kitchen/Diner

18'3 x 9'4

Tiled flooring. A range of base and wall units with space for Range Cooker, integrated dishwasher and washing machine. Space for American Fridge/Freezer. Radiator. French doors into the rear garden.

Office/Snug

9'2 x 9'3

Laminate wood effect flooring. Radiator. Window to the front elevation.

W.C

Laminate wood effect flooring. Radiator. Window to the front elevation. Low level flush toilet. Sink unit.

First Floor Landing

Doors to four bedrooms and the bathroom. Stairs to the second floor. Airing cupboards housing the hot water tank. Radiator. Window to the front elevation.

Bedroom

6'5 x 9'9

Window to the front elevation. Radiator.

Bedroom

10'6 x 9'5

Window to the front elevation. Radiator. Built in wardrobes. Door to the ensuite.

Ensuite

Tiled flooring. Built in shower cubicle with mains water shower. Sink unit. Low level flush toilet. Spotlights to the ceiling. Extractor. Towel radiator.

Bedroom

9'9 x 10'4

Window to the rear. Built in wardrobes. Door to the ensuite. Radiator.

Ensuite

Tiled flooring. Built in shower cubicle with mains water shower. Sink unit. Low level flush toilet. Spotlights to the ceiling. Extractor. Towel radiator.

Bedroom

6'9 x 8'9

Window to the rear. Radiator.

Bathroom

Tiled flooring. Panelled bath with mains water shower over. Sink unit. Low level toilet. Window to the rear. Extractor. Towel radiator. Spotlights to the ceiling.

Second Floor Landing

Roof window. Doors to the two remaining bedrooms.

Master Bedroom

12'8 x 14'3

Dormer window to the front elevation. Radiator. Built in wardrobes. Door to the ensuite.

Ensuite

Built in shower cubicle. Low level flush toilet. Sink unit. Window to the rear. Extractor. Spotlights to the ceiling. Towel radiator.

Bedroom

18'0 x 9'6

Windows to the front and rear. Radiator.

Garage

31'7 x 9'3

Up and over door. Pedestrian door into the garden.

Exterior

With patio, lawn and decked area to the rear. Driveway and further lawned area to the front.





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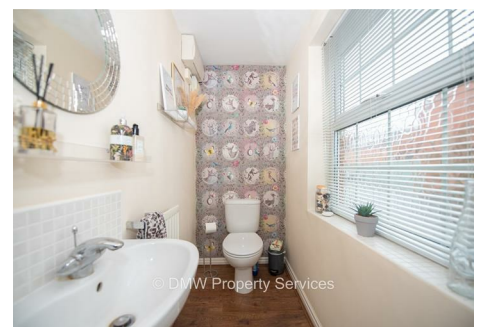
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Directions

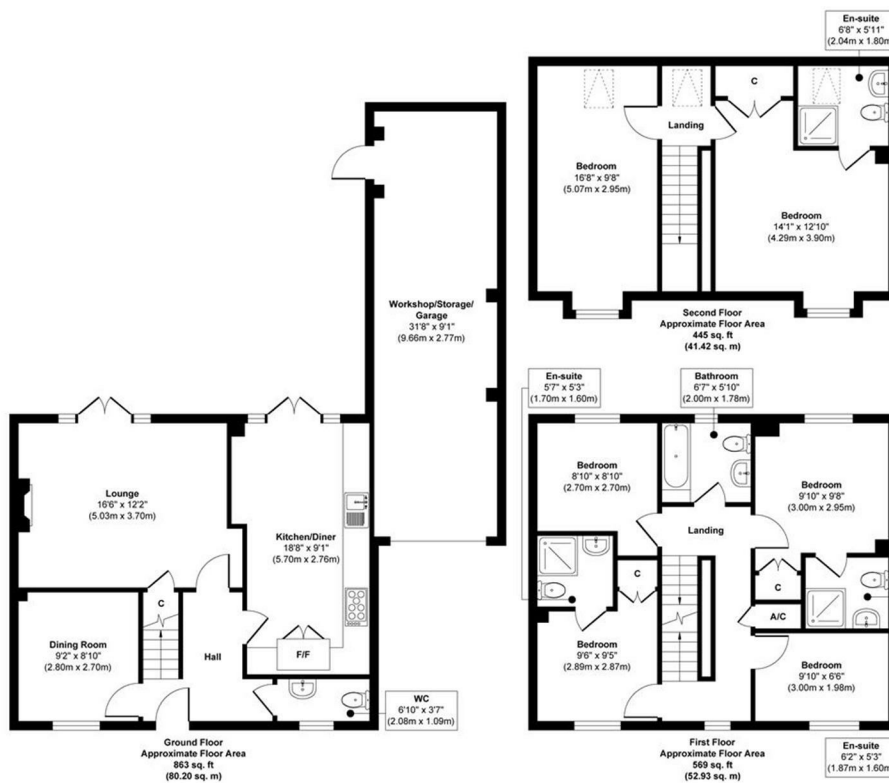
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1877 sq. ft / 174.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.