

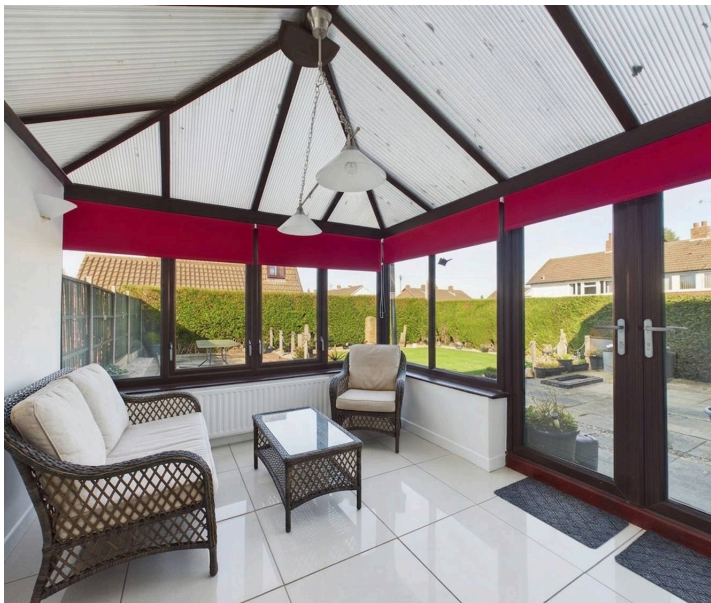


42 Pepper Road, Calverton – NG14 6LH

Guide Price £250,000

DavidJames  
the estate agent





## 42 Pepper Road

Calverton, Nottingham

GUIDE PRICE £250,000 - £260,000 NO CHAIN!  
 Extended 3 bed semi-detached home within easy reach of Calverton's village amenities. 2 generous sitting rooms, modern kitchen, conservatory and a low-maintenance garden plus a gated drive!  
 Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended semi-detached home offered to the market with no upward chain
- Popular Calverton location close to village amenities, schools and transport links
- Well-suited to families seeking versatile accommodation
- Generous lounge/dining room with a contemporary electric fire
- Modern breakfast kitchen with a feature island and an adjoining conservatory
- Separate secondary sitting room with a focal-point fireplace
- Three double bedrooms (including an exceptionally spacious principal bedroom)
- First floor shower room with a multi-jet corner shower, tiled finishes and a separate WC
- Large plot incorporating a low-maintenance rear garden with paved seating areas and artificial lawn
- Secure gated access to a block-paved driveway



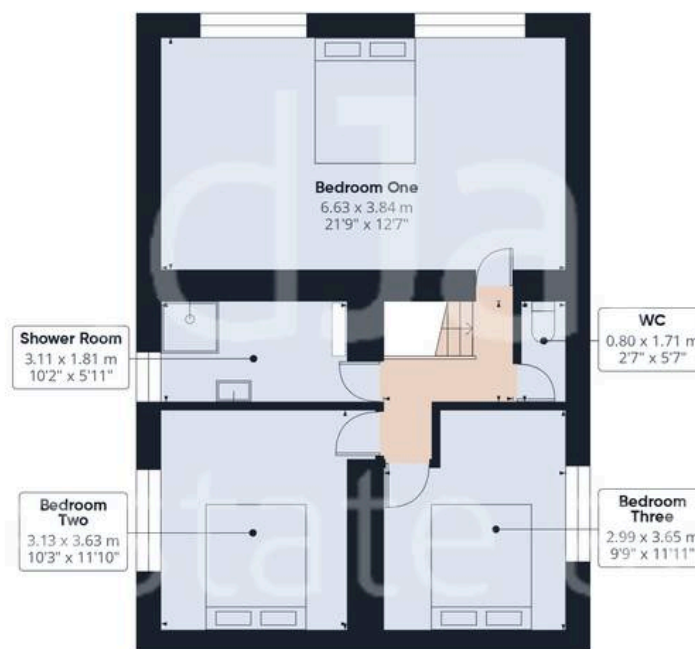








Floor 0



Floor 1



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

131 m<sup>2</sup>

1409 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 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





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.