



**ASHFORD  
& MOULT**  
ESTATE AGENTS

**£335,000**

**Butterfly Lane**

Nottingham, NG14 6SL

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## PROPERTY SUMMARY

Set within a highly sought-after modern development, this beautifully presented four-bedroom detached home offers spacious family living with the reassurance of a remaining new-build warranty.

The property includes a bright and generous lounge, a versatile second reception room ideal as a dining room or home office, and an impressive open-plan dining kitchen with integrated appliances and French doors opening onto the south-facing rear garden. A separate utility room and downstairs WC add everyday practicality.

Upstairs, four well-proportioned bedrooms provide flexible family space, with the principal bedroom benefiting from an en-suite, alongside a stylish family bathroom.

Outside, the enclosed garden enjoys a sunny aspect with patio and lawn, while solar panels enhance efficiency. A driveway leads to the garage with power and lighting.

Located in the heart of Calverton village, just outside Nottingham, the property enjoys excellent transport links, local amenities, good schools and a traditional village feel, with continued investment making this an increasingly desirable place to call home.

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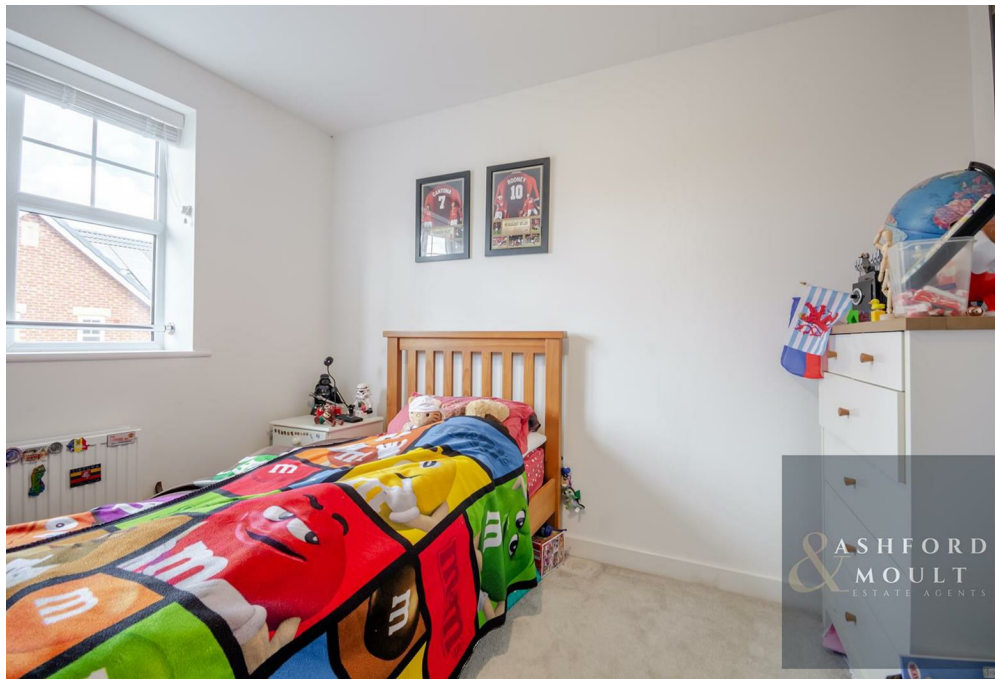


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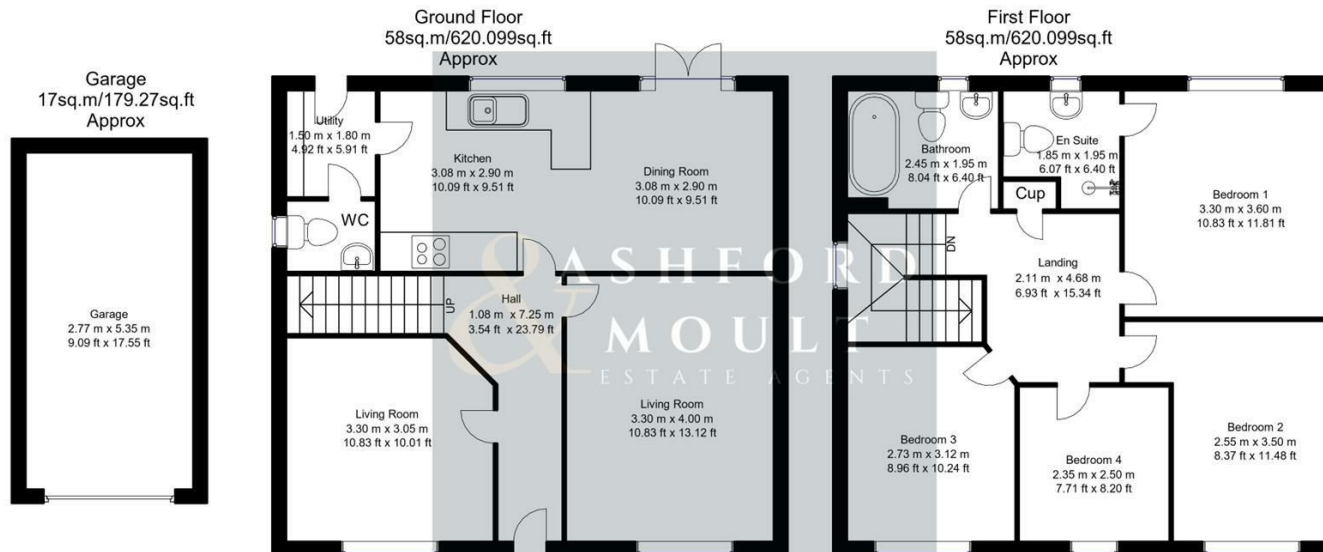
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 92                      | 92        |
| (81-91) B                                   |                         |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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