



## 2 Dover Beck Close, Calverton - NG14 6GT

Guide Price £375,000



## 2 Dover Beck Close

Calverton, Nottingham

NO CHAIN! Well-presented and versatile 4 bed detached home offering 2 reception rooms, superb open-plan dining kitchen, wet room and stylish bathroom plus a low-maintenance garden and driveway!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended detached family home in a cul-de-sac location
- Offered to the market with no upward chain
- Within easy reach of Calverton's village amenities, popular schools and transport links
- Bright lounge with a separate and versatile second reception room
- Contemporary open-plan dining kitchen with French doors, a breakfast bar and integrated appliances
- Convenient ground floor WC, utility room and wet room for added practicality
- Four well-proportioned first-floor bedrooms
- Large and stylish first-floor family bathroom (including both a bath and walk-in rainfall shower)
- Low-maintenance rear garden with riven paving and artificial grass
- Block-paved driveway offering off-street parking for multiple vehicles









Floor 0



Floor 1



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

131.6 m<sup>2</sup>

1416 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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