



**ASHFORD
& MOULT**
ESTATE AGENTS

£365,000

Squirrel Way

Nottingham, NG14 6TD

**ASHFORD
& MOULT**
ESTATE AGENTS

PROPERTY SUMMARY

What we really like about this property is the outlook. The open green space to the front and far-reaching countryside views give the home a lovely sense of privacy and openness, which is something you don't always get with a modern detached house. The accommodation is equally impressive, with four bedrooms, a versatile additional room and plenty of space for family life. It's a home that offers both practicality and a really enjoyable setting.

An exceptional four-bedroom detached family home, built to a high specification and enjoying a superb position overlooking open green space with beautiful countryside views.

Beautifully presented throughout, the property features quality flooring, a stunning contemporary fitted kitchen and a spacious, naturally light layout.

The ground floor offers a welcoming entrance hall with built-in storage, WC and a generous lounge/diner, alongside the stylish kitchen. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, plus a modern family bathroom. A fifth versatile room provides an ideal home office, nursery or occasional bedroom.

Outside, there is a low-maintenance front garden, driveway with ample parking and an integral garage. The property's position overlooking open space provides a particularly attractive outlook.

4



2

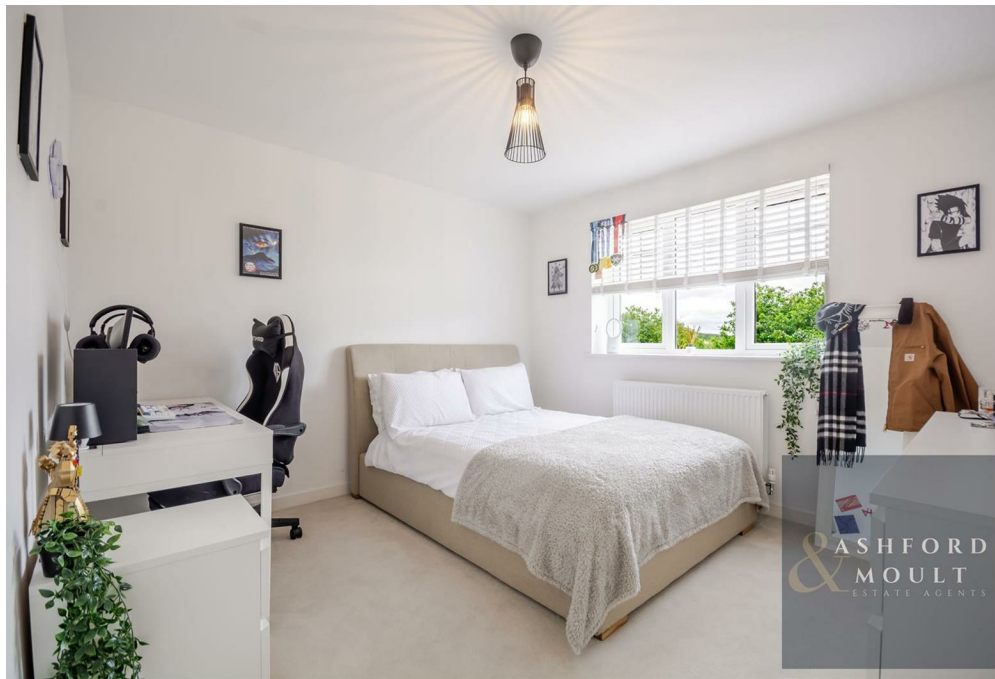


1

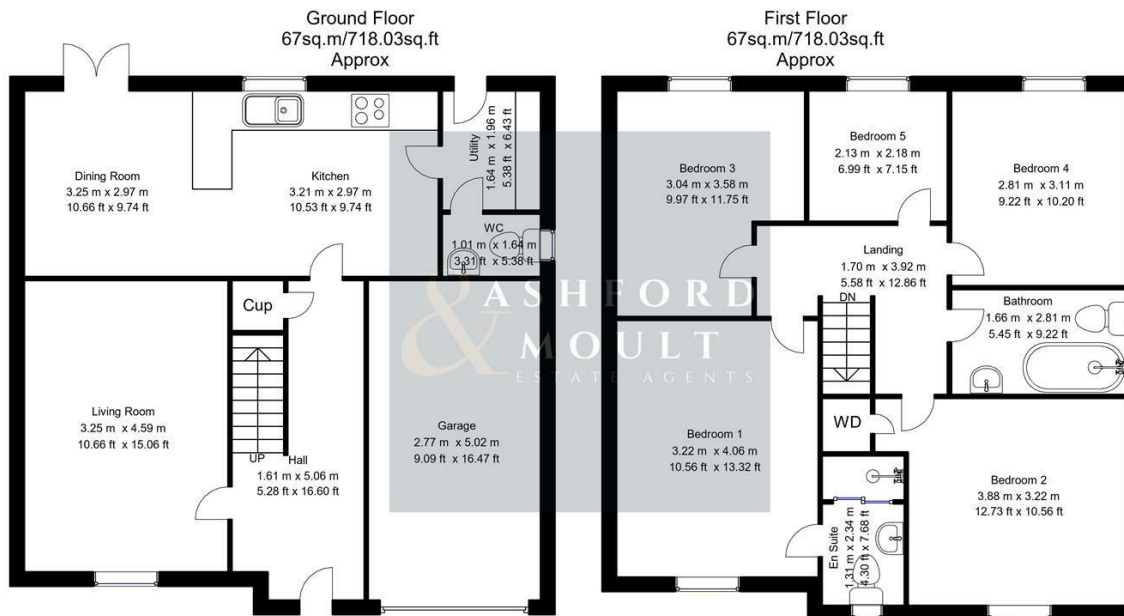




**ASHFORD
& MOULT**
ESTATE AGENTS







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

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

56 Main Street
Calverton
Nottinghamshire
NG14 6FN

OFFICE DETAILS

01158 656675
sales@ashfordandmoulton.co.uk