



**ASHFORD
& MOULT**
ESTATE AGENTS

£425,000

Pheasant Way

Nottingham, NG14 6TA

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PROPERTY SUMMARY

A beautifully presented five-bedroom detached family home offering spacious and versatile accommodation, a fantastic open-plan kitchen diner, separate study, garage, driveway, and private rear garden, situated on a popular modern development in the sought-after village of Calverton.

This impressive home has been designed with modern family living in mind, offering a superb balance of generous living space and practical features throughout. The accommodation provides excellent flexibility, making it ideal for families looking for a home they can enjoy for many years.

The welcoming entrance hallway leads to a comfortable lounge with stylish wall panelling and a bright front-facing aspect, while the separate study provides the perfect space for home working. The standout feature of the ground floor is the impressive open-plan kitchen diner, extending to approximately 29ft in length. Fitted with modern units, integrated appliances, breakfast bar seating, and ample space for dining and entertaining, this is a fantastic space for everyday family life. French doors open onto the rear garden, with a useful utility room providing additional storage and practicality.

To the first floor, the property offers five well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes and a private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

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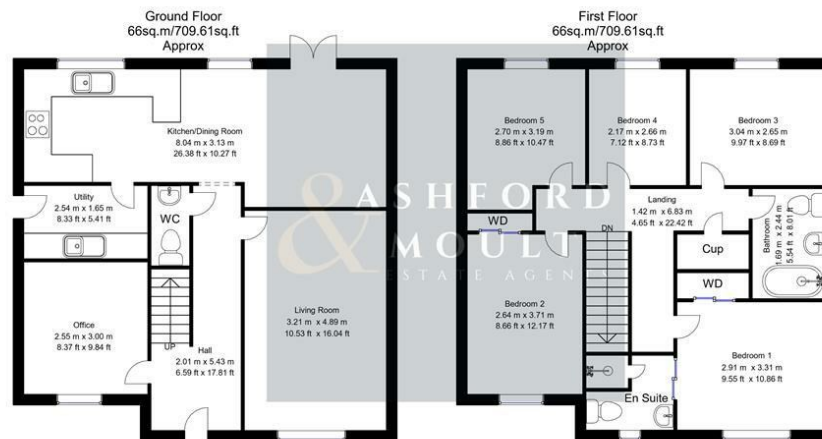


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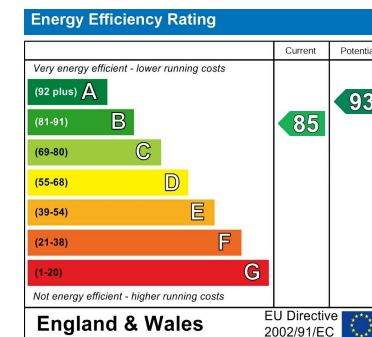


LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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