



**9 Stonebridge Way, Calverton – NG14 6RZ**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 9 Stonebridge Way

Calverton, Nottingham

GUIDE PRICE £220,000-£240,000 Well-presented 3 bed modern end-terrace family home in the highly sought after village of Calverton! Lounge, breakfast kitchen and a southerly garden plus multi-car parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern end terrace family home with the opportunity to purchase a 25%, 50%, 75% or 100% share
- Highly desirable Calverton location within easy reach of the village's excellent amenities
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and spacious lounge with garden access
- Modern breakfast kitchen with integrated cooking appliances and casual dining space
- Three first floor bedrooms (bedroom one with in-built wardrobes)
- First floor family bathroom with a three-piece white suite
- Southerly-facing and enclosed lawned rear garden with a pleasant allotment backdrop
- Tandem driveway providing convenient multi-vehicle parking
- Alternative option to purchase a 25% share upon request

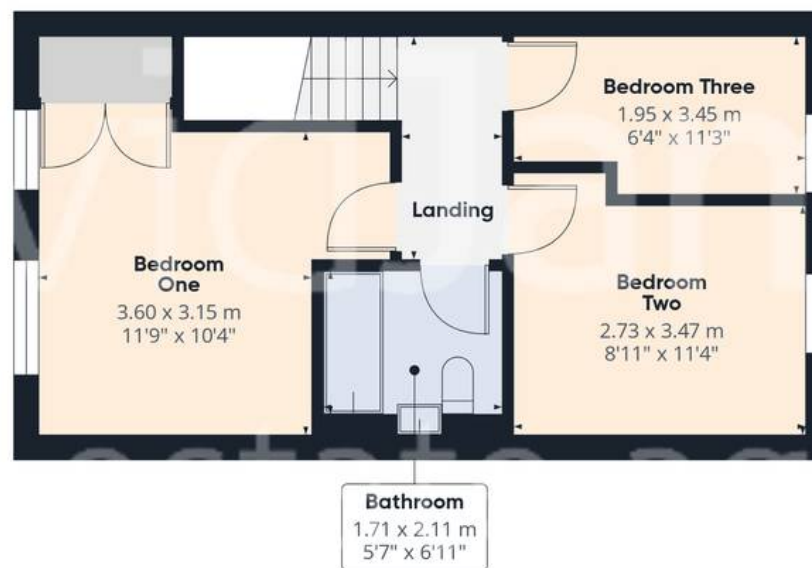








Floor 0



Floor 1

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

78.3 m<sup>2</sup>

843 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 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.

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## David James Estate Agents

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