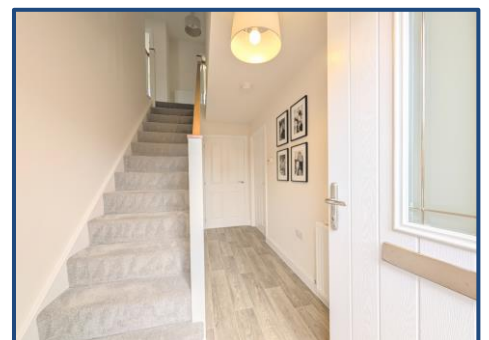
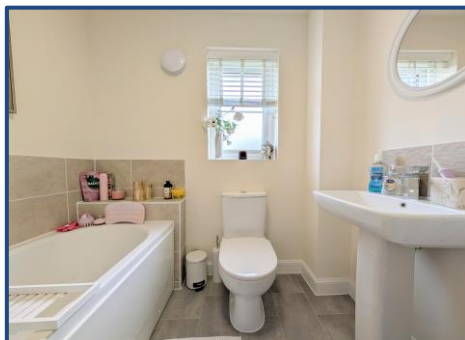


## To Let - Calverton Drive , Kew - Four Bedroom Detached Family Home **£1.575.00PCM**



### KEY FEATURES:

- Immaculately presented four-bedroom detached home • Built in 2025 by Barratt Homes • Off-road parking for two vehicles • Spacious lounge and modern kitchen diner • Four double bedrooms with en-suite to master • Garage and generous rear garden • Excellent location near Meols Cop & Birkdale Village • EPC Rating B •

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## Property Description

Anthony James are delighted to offer to the rental market this immaculately presented four-bedroom detached home, built in 2025 by Barratt Homes. Ideally positioned, the property benefits from off-road parking for two vehicles and a sunny rear garden, making it perfect for family living.

Situated within The Pavillion Gardens development, the home enjoys convenient access to a wide range of amenities, including Meols Cop with its major supermarkets and the popular Birkdale Village, known for its cafés and vibrant atmosphere. The area is well served by local bus routes and reputable schools, enhancing its appeal for families.

Early viewing is highly recommended to fully appreciate all this home has to offer.

Internally, the property comprises an entrance hall, a spacious front lounge, a stylish kitchen diner, a utility room, and a ground floor WC.

To the first floor, there are four double bedrooms, one of which benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property features a garage and a generous rear garden. Further benefits include gas central heating and UPVC double glazing, contributing to the home's excellent energy efficiency. Please note, this property is managed directly by the landlord.

EPC Rating: B

Council Tax Band: D



## Rooms

### Hallway

### Lounge

Large front facing lounge with fitted carpets

### Kitchen/Diner

Bright and airy kitchen diner boasting shaker style cabinetry and laminate countertops and stainless steel sink. Cooking facilities include four ring gas burner hob and electric eye level oven. Appliances include a handy dishwasher. The space is decorated neutrally with glass splashback to the hob & vinyl flooring with French doors leading onto the garden

### Utility Room

Shaker style cabinetry with space for a washing machine and dryer.

### WC

A handy ground floor WC with toilet & wall mounted sink

### Landing

### Master Bedroom (One)

A front facing double bedroom with fitted carpets and access to an ensuite

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### Ensuite

A handy and private ensuite shower suite comprising shower cubicle, pedestal sink & WC. The space is decorated neutrally with tiles to wet areas and vinyl flooring.

### Bedroom Two

A front facing double bedroom with fitted carpets.

### Bedroom Three

A rear facing double bedroom with fitted carpets.

### Bedroom Four

A rear facing double bedroom with fitted carpets.

### Bathroom

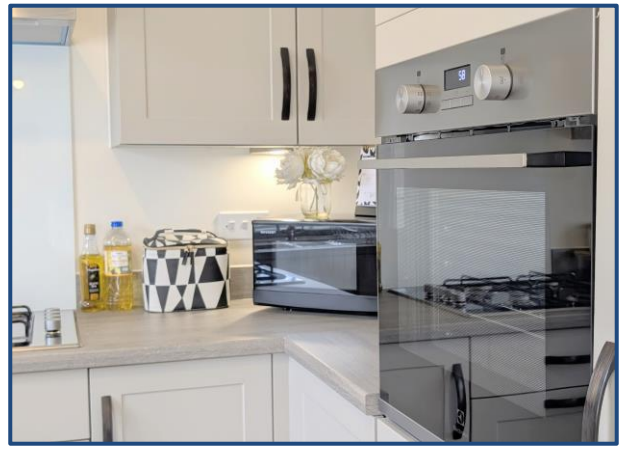
A well presented family bathroom boasting three piece suite including full size bath, pedestal sink & WC. The space is decorated neutrally with tiles to wet areas and vinyl flooring.

### Rear Garden

A sunny aspect rear garden fenced for privacy with large lawn for low maintenance

### Garage

A single integrated garage with up and over garage door and internal electric



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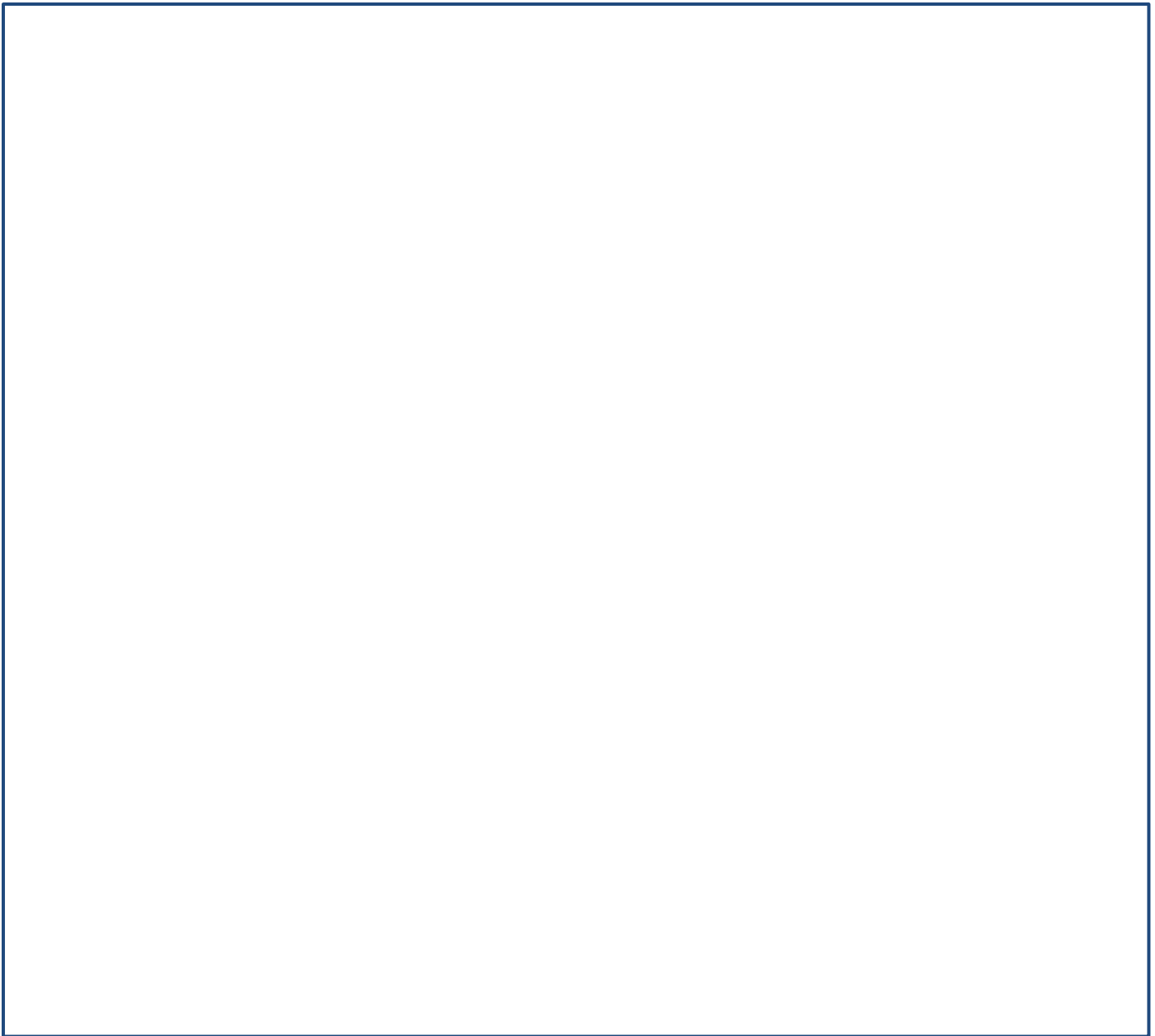
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## Additional Information

EPC : B  
Council Tax Band: D  
Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



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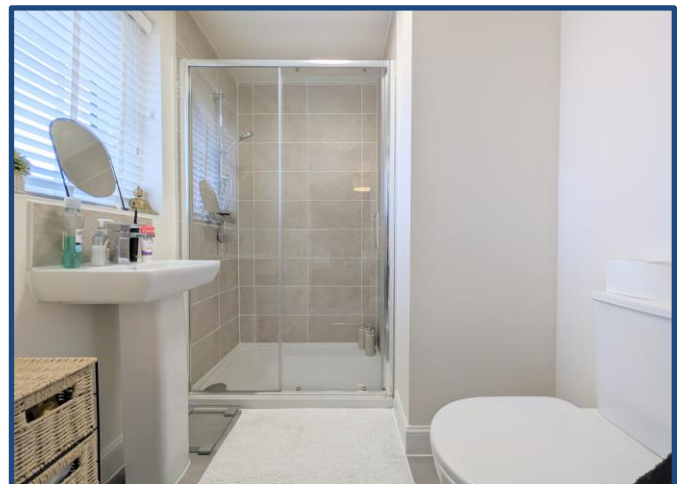


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