



4 The Grove, Calverton – NG14 6PG

Guide Price £325,000–£350,000

DavidJames
the estate agent



4 The Grove

Calverton, Nottingham

GUIDE PRICE £325,000-£350,000 Detached bungalow in a quiet cul-de-sac in the ever popular Calverton! Versatile living, 3 double beds (potential for 4), garden and a driveway with an insulated garage.

Council Tax band: D

Tenure: Freehold

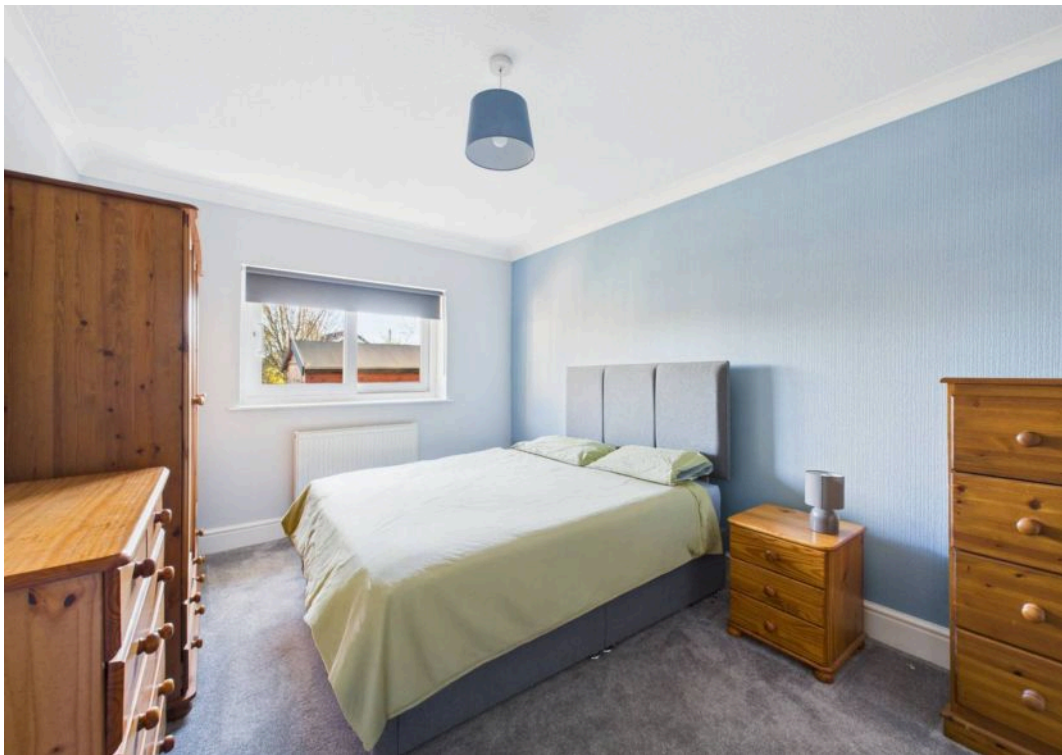
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Breakfast kitchen with wood-effect units plus space for both freestanding appliances and casual dining
- Extended detached bungalow
- Cul-de-sac location within easy reach of Calverton's local amenities
- Versatile conservatory/lean-to
- Two reception rooms (bright and spacious lounge and separate dining room with garden views)
- Three neutrally-decorated double bedrooms (potential for reconfiguration to four)
- Modern family bathroom with a three-piece white suite
- Low-maintenance rear garden with patio, pond and mature planting
- Spacious driveway with parking for two cars and EV charging
- Detached and insulated garage with power, lights and workbench









Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

135.7 m²

1462 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.