



**6 Moor Road, Calverton – NG14 6FW**

Guide Price **£425,000**

**DavidJames**  
the estate agent



## 6 Moor Road

Calverton, Nottingham

Extended four-bedroom (formerly five) detached family home in Calverton, two reception rooms and two bathrooms. Expansive rear countryside views and modern family living. Council Tax band: D

Tenure: Freehold

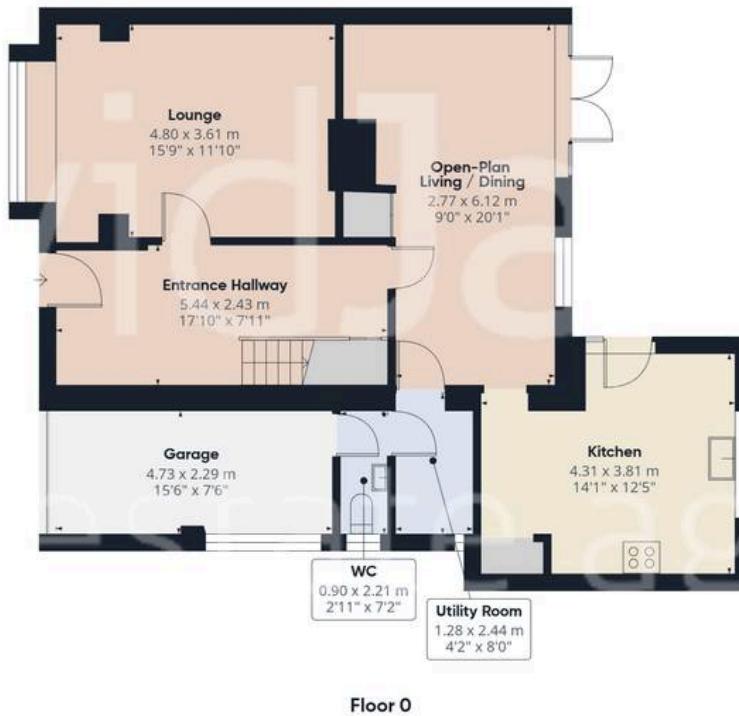
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended detached family home, quietly positioned within a cul-de-sac setting.
- Stylish lounge with large bay window and feature gas fireplace.
- Spacious rear living/dining room with countryside views.
- Modern fitted kitchen.
- Utility room, ground floor W/C, and internal access to integral single garage for convenience.
- Four double bedroom.
- Bedroom four created from two rooms, easily converted back to form five bedrooms if desired.
- Two updated bathrooms.
- Attractively landscaped rear garden and open countryside views beyond.
- Block-paved driveway accommodating up to four vehicles, integral garage and electric vehicle charging point.







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

150 m<sup>2</sup>  
1615 ft<sup>2</sup>

**Reduced headroom**  
4.8 m<sup>2</sup>  
51 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.





## David James Estate Agents

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