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£340,000

Squirrel Way

Nottingham, NG14 6TD

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PROPERTY SUMMARY

Welcome to this stunning four-bedroom detached house located on Squirrel Way in the charming village of Calverton, Nottingham. This brand new build offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time. The house boasts four well-proportioned bedrooms, including a luxurious en-suite bathroom attached to the main bedroom, ensuring privacy and convenience for the homeowners.

With two bathrooms in total, morning routines will be a breeze for the entire family. The property is equipped with a brand new boiler, ensuring efficient heating and hot water throughout the year. Additionally, it comes with a two-year warranty from Persimmon, along with the NHBC warranty, giving you peace of mind with your investment.

Situated in a great location, this home is conveniently close to local schools, making it an excellent choice for families with children. You will also find easy access to transportation links and shops, providing all the amenities you need within reach.

This detached house on Squirrel Way is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make this beautiful home your own.

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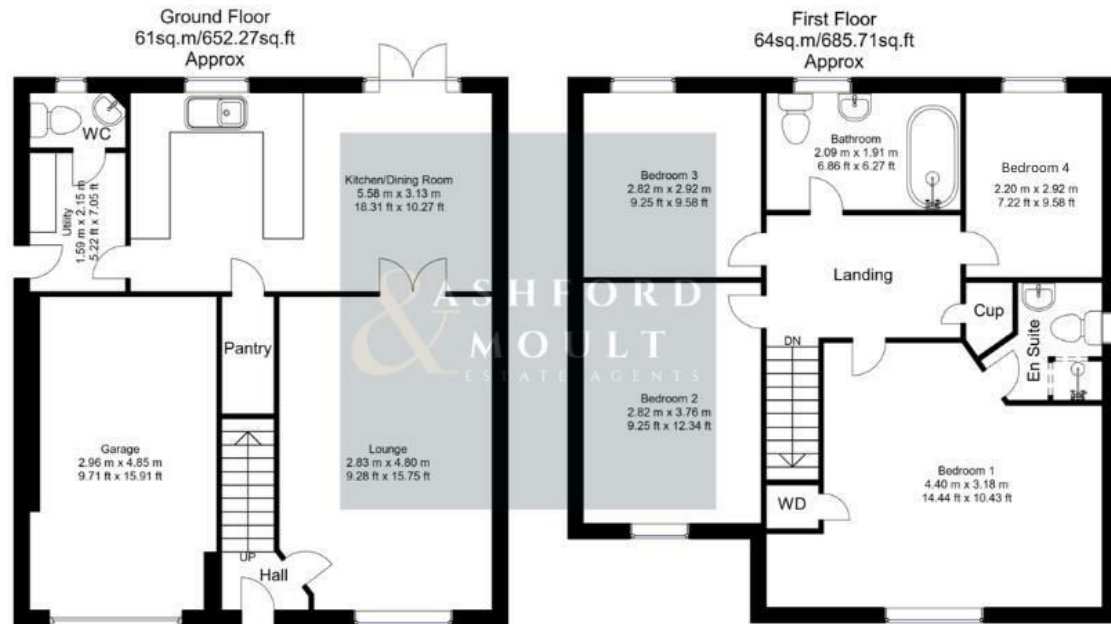


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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



OFFICE ADDRESS

56 Main Street
 Calverton
 Nottinghamshire
 NG14 6FN

OFFICE DETAILS

01158 656675
 sales@ashfordandmoult.co.uk