



ASHFORD
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£724,000
Carrington Lane
Nottingham, NG14 6HQ

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PROPERTY SUMMARY

Nestled in the picturesque countryside of Calverton, Nottingham, this stunning four-bedroom detached bungalow on Carrington Lane offers a perfect blend of modern living and serene surroundings. Beautifully renovated and significantly enhanced over the years, the property has been finished to an exceptional standard, combining high-specification contemporary upgrades with charming, characterful features.

Set along a quiet and peaceful lane, the approach immediately highlights the privacy and tranquillity this home provides. A gated entrance opens onto a generous driveway with ample parking for multiple vehicles, leading to a double garage with a rear extension that provides valuable additional storage space.

Internally, the spacious reception room is bathed in natural light and creates a warm and welcoming atmosphere ideal for both everyday living and entertaining. A feature log burner adds a traditional focal point and cosy ambience during the cooler months, perfectly complementing the modern finish. The adjoining conservatory further enhances the living space, offering delightful views over the surrounding countryside and seamless access to the garden.

The heart of the home is the beautifully appointed, hand-built kitchen, thoughtfully designed to combine craftsmanship with cutting-edge appliances. The impressive central island, finished with a solid oak worktop, provides both a practical workspace and an informal gathering area. Quartz worktops run throughout the kitchen and incorporate a built-under Franke sink with matching tap, alongside a Pronteau boiling water tap for added convenience.

A comprehensive range of high-end integrated appliances includes a CDA integrated wine cooler, integrated fridge and separate larder fridge, Neff 90cm induction hob with 90cm cooker hood above, Neff integrated pyrolytic fan oven, Neff integrated oven/grill/microwave combination, and a Neff warming drawer. This exceptional specification makes the kitchen perfectly suited for

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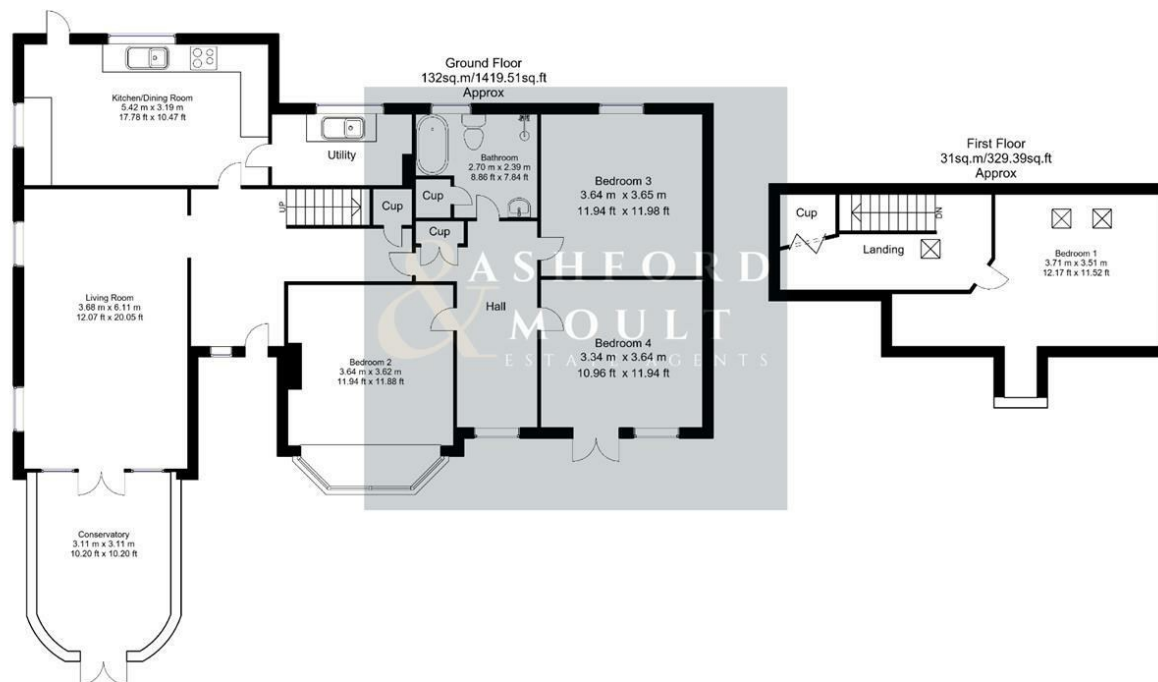




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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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