



**£395,000**  
**Squirrel Way**  
Nottingham, NG14 6TD

## PROPERTY SUMMARY

\*Exceptional Detached Family Home with Stunning Countryside Views\*

An exceptional four-bedroom detached family home, built to a high specification and enjoying a superb position overlooking attractive open green space with beautiful far-reaching countryside views.

Beautifully presented throughout, the property boasts quality flooring and a stunning contemporary fitted kitchen with premium units, creating the perfect space for both family life and entertaining. The spacious and versatile layout is flooded with natural light, with the picturesque outlook enhancing the sense of space and tranquillity.

The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom with a stylish en-suite, alongside a modern family bathroom. In addition, a fifth versatile room provides the ideal space for a home office, nursery or occasional bedroom, catering perfectly to modern family living. A ground floor WC, integral garage and driveway complete the accommodation.

Located in the sought-after village of Calverton, the property combines the charm of village life with excellent local amenities, highly regarded schools and convenient transport links into Arnold and Nottingham. Regular bus services also connect to nearby villages including Woodborough and Lambley.

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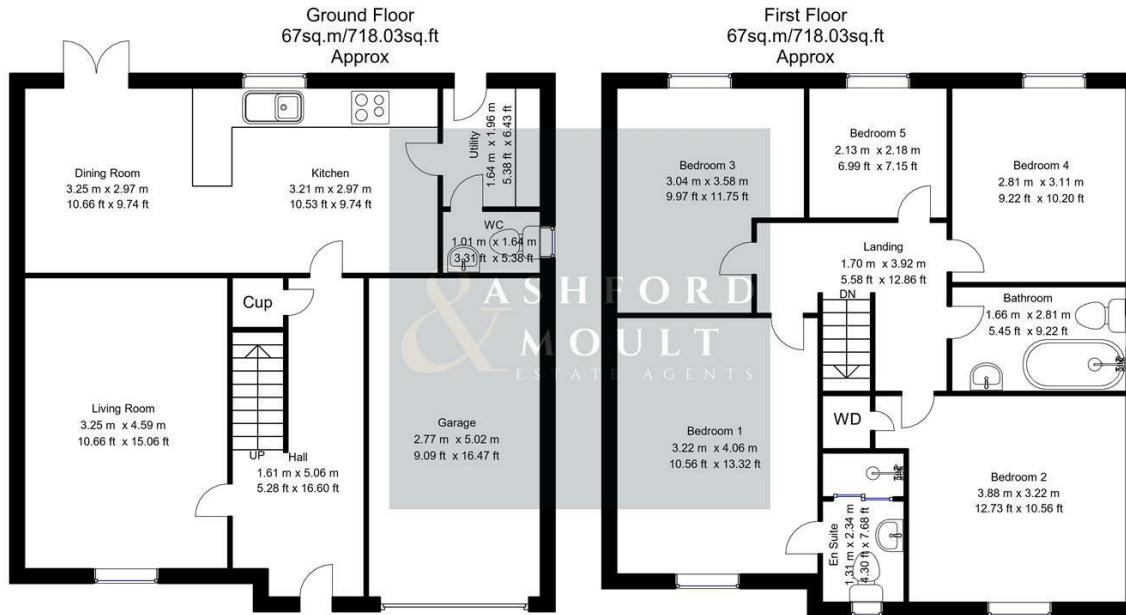
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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