



**1 James Drive, Calverton, Nottingham, NG14 6RJ**  
**£1,195 PCM**

# 1 James Drive, Nottingham NG14 6RJ

\*\*\*SPACIOUS 4-BEDROOM FAMILY HOME WITH GARDEN AND GARAGE\*\*\*

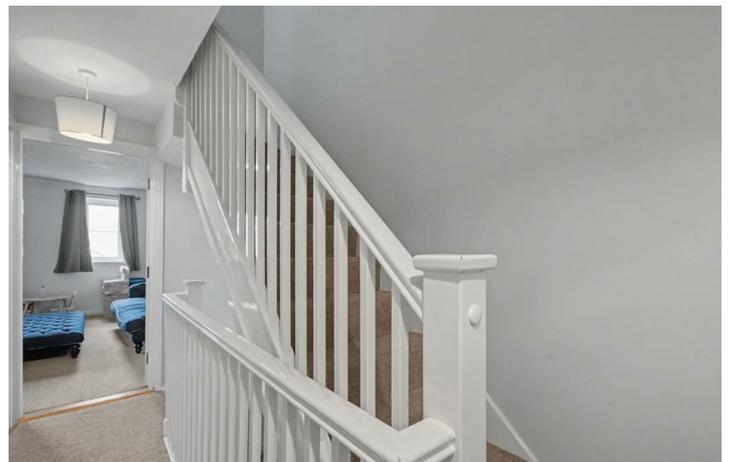
This well-presented four-bedroom home offers generous living space, modern convenience, and an ideal layout for families or professionals.

The property features a bright and spacious kitchen/diner, perfect for family meals and entertaining, and a convenient ground floor WC adds practicality for guests and day-to-day living.

Upstairs, a comfortable lounge providing a relaxing space to unwind and there are four well-proportioned bedrooms, including a spacious main bedroom with a private ensuite, offering added comfort and privacy. The remaining bedrooms are ideal for family members, guests, or a home office setup.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		78	
(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	