



# £325,000

PORCHESTER ROAD  
NOTTINGHAM

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- NO UPWARD CHAIN
- EPC D



# Spacious Period Home with No Upward Chain

THIS SPACIOUS PERIOD PROPERTY OFFERS SUPERB VERSATILITY, MAKING IT AN IDEAL CHOICE FOR FAMILY LIVING WITH EXCITING POTENTIAL FOR PERSONALISATION, IT PRESENTS A WONDERFUL OPPORTUNITY FOR A NEW OWNER TO TRULY MAKE IT THEIR OWN. IDEALLY LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES, SCHOOLS AND PARKS, THE PROPERTY ALSO BENEFITS FROM EXCELLENT TRANSPORT LINKS TO THE CITY CENTRE AND SURROUNDING AREAS. OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

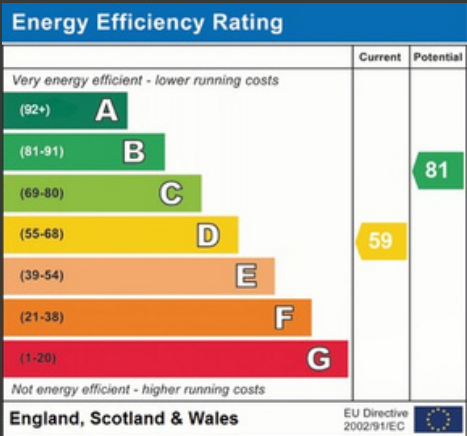
THE GROUND FLOOR OPENS WITH A WELCOMING ENTRANCE HALL, SHOWCASING A BEAUTIFUL TILED FLOORING. THE SPACIOUS LOUNGE FEATURES AN ELEGANT FIREPLACE AND A CHARMING BAY WINDOW, WITH DOUBLE DOORS LEADING INTO THE ADJOINING FAMILY ROOM IDEAL FOR RELAXED EVERYDAY LIVING AND DIRECT ACCESS TO THE REAR GARDEN. A DINING ROOM WITH A BAY WINDOW ADDS FLEXIBILITY TO THE LAYOUT. THE KITCHEN, OVERLOOKING THE GARDEN, OFFERS A PRACTICAL LAYOUT.

UPSTAIRS, THE PROPERTY CONTINUES TO IMPRESS WITH THREE GENEROUS BEDROOMS, INCLUDING A BRIGHT MASTER BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM. A WELL-APPOINTED FAMILY BATHROOM WITH BATH, SEPARATE SHOWER, WC AND WASH HAND BASIN SERVES THE REMAINING BEDROOMS, WHILE A USEFUL STORAGE ROOM PROVIDES ADDITIONAL FUNCTIONALITY OR POTENTIAL AS A HOME OFFICE.

OUTSIDE, THE LOW-MAINTENANCE FRONT GARDEN INCLUDES A GRAVEL DRIVEWAY PROVIDING OFF-STREET PARKING. TO THE REAR A PRIVATE PAVED PATIO AND SPACIOUS LAWN CREATE A PEACEFUL SETTING IDEAL FOR ENTERTAINING.

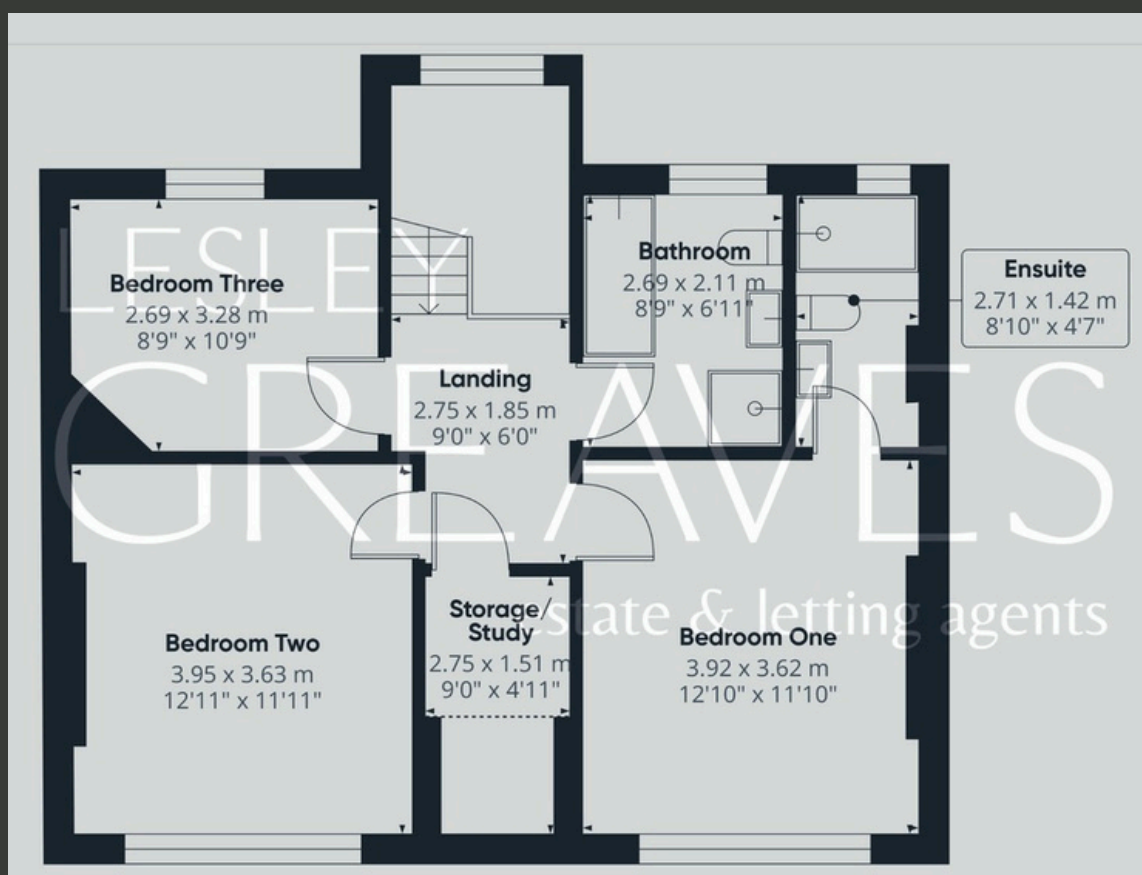
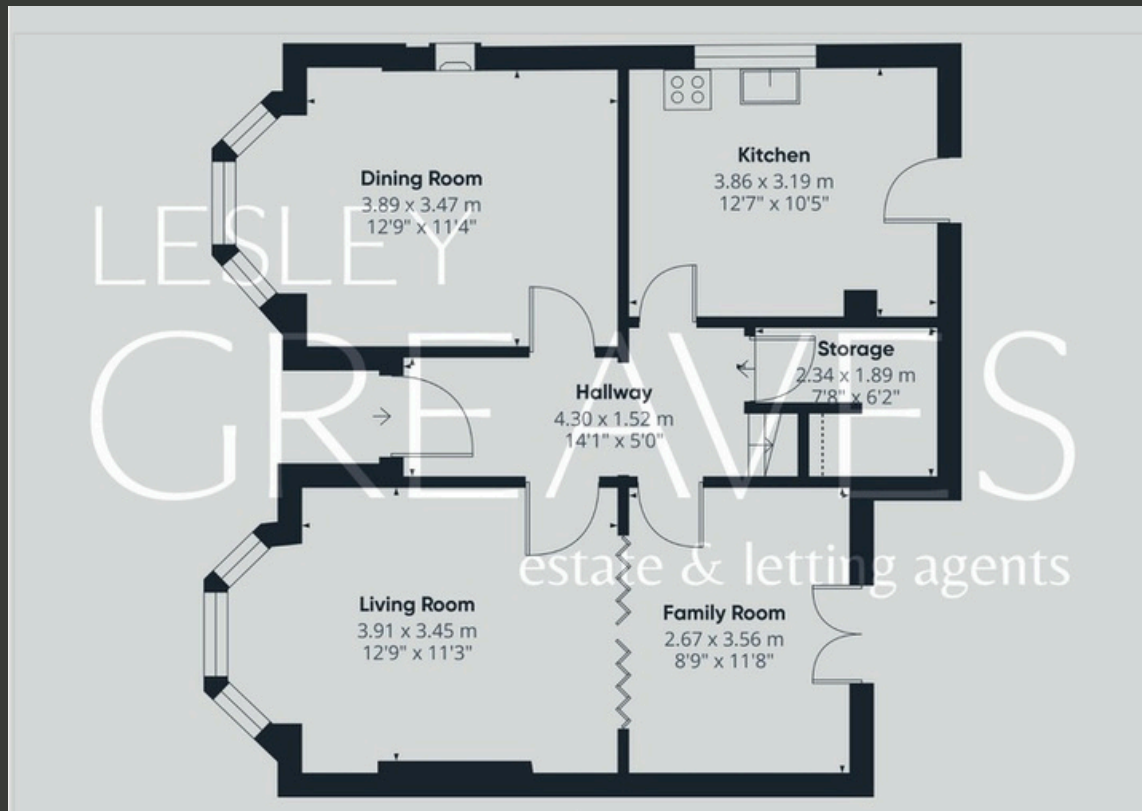
THIS IS A HOME OF REAL CHARACTER, WITH AMPLE SPACE AND FANTASTIC POTENTIAL. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE EVERYTHING THE PROPERTY HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 137 SQ METERS









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