



ASHFORD  
& MOULT  
ESTATE AGENTS

£260,000

Park Road

Nottingham, NG14 6NL

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& MOULT

## PROPERTY SUMMARY

From the moment you step inside, it's clear this is a home that has been exceptionally well cared for. Beautifully presented throughout and thoughtfully improved over the years, this three-bedroom semi-detached property offers a fantastic balance of style, practicality and versatile living space, making it ideal for families and professionals alike.

The property benefits from a modern fitted kitchen, along with a boiler that is just one year old and has been recently serviced. The ground floor offers bright and welcoming living accommodation, complemented by the convenience of a downstairs WC. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a generous driveway providing off-road parking for approximately two to three vehicles. The garage has been thoughtfully adapted, with the front section retained for useful storage, while the rear has been converted into a versatile outside room, ideal as a home office, gym, hobby room or additional workspace.

Further benefits include a part-boarded loft with full insulation, an extended-insulated entrance hallway, and a home that has clearly been maintained to an excellent standard.

To the rear is a private garden, providing an excellent space for relaxing or entertaining during the warmer months.

Offering a wonderful combination of quality, comfort and practical living, this is a home that's ready for its next owners to move straight into. Early viewing is highly recommended to fully appreciate everything it has to offer.

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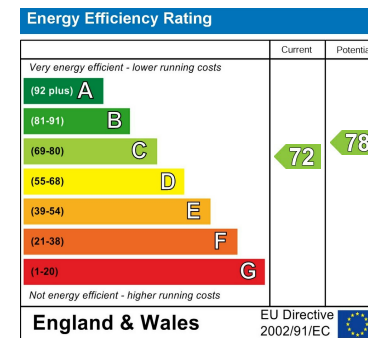
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**LOCAL AUTHORITY**  
Gedling Borough Council

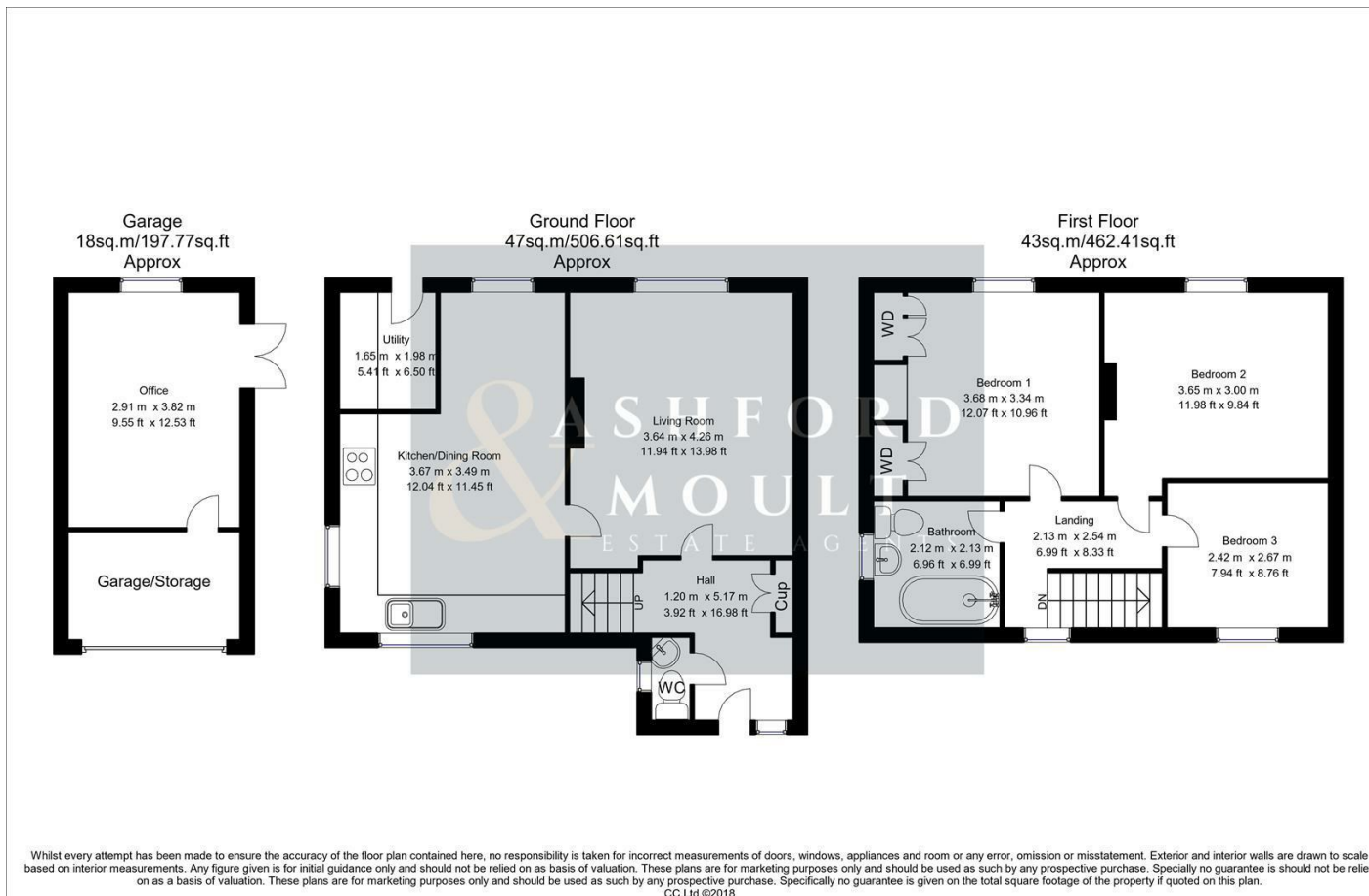
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



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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