



35 Park Road, Calverton – NG14 6SZ

Guide Price **£325,000**





35 Park Road

Calverton, Nottingham

NO CHAIN! Immaculately-presented 4 double bed semi-detached modern home in the ever-popular Calverton! Generous living space, a landscaped rear garden with hot tub and ample parking with a garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately-presented modern semi-detached family home
- Offered to the market with no upward chain
- Highly desirable village location close to open countryside and within easy reach of Calverton's amenities
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and spacious lounge with French doors
- Contemporary open-plan dining kitchen with a range of integrated appliances
- Four double bedrooms (including a superb top floor main suite with a private en-suite shower room)
- First floor modern family bathroom with a three-piece suite and electric shower
- Fantastic landscaped garden with lawn, composite decking, porcelain patio and a feature hot tub with TV
- Block-paved driveway and garage provide space for multiple vehicles









WC
0.92 x 1.72 m
3'0" x 5'7"



Floor 0 Building 1

Bathroom
2.06 x 1.70 m
6'9" x 5'7"



Floor 1 Building 1

Approximate total area⁽¹⁾

115.3 m²

1241 ft²

Reduced headroom

3.1 m²

33 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2 Building 1



Floor 0 Building 2



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