



**ASHFORD
& MOULT**
ESTATE AGENTS

£380,000

Park Road

Nottingham, NG14 6SZ

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PROPERTY SUMMARY

The layout is what really works for us with this one. There's a good balance between having space for family life and having separate areas to escape to, with two reception rooms downstairs and a kitchen/diner opening onto the garden. Upstairs, three double bedrooms with fitted wardrobes, an en-suite principal bedroom and a further single bedroom give the property plenty of flexibility. Add the driveway, garage and well-kept garden, and it's a home that feels both practical and easy to live in.

The welcoming hallway leads to two spacious reception rooms, offering useful flexibility for family living, dining or entertaining. The modern kitchen/diner has contemporary fittings and French doors opening onto the rear garden, while a separate utility room and downstairs WC add further practicality.

Upstairs are three generous double bedrooms, all with fitted wardrobes, alongside a further single bedroom. The principal bedroom benefits from its own en-suite, with a separate family bathroom serving the remaining bedrooms. The boiler has also been professionally serviced annually.

Outside, a driveway provides ample off-road parking alongside the garage. There is a front lawn and an enclosed rear garden with a well-maintained lawn, providing a pleasant space to relax or entertain.

A well-balanced family home offering generous accommodation, useful flexibility and the practical features that make everyday living that little bit easier.

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LOCAL AUTHORITY

TENURE

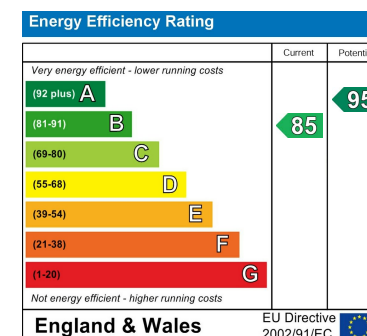
Freehold

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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