



Park Road  
Calverton, Nottingham NG14 6LE

**Guide Price £230,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED FAMILY HOME!



**\*\*STUNNING FAMILY HOME!\*\***

This thoughtfully modernised semi-detached home offers a blend of contemporary styling and everyday practicality, complete with its own off-street parking. On entering the property, you are welcomed into a spacious hallway laid with attractive parquet LVT flooring, setting the tone for the rest of the ground floor. This flooring flows seamlessly through to the main living spaces, creating a cohesive feel throughout. A useful downstairs WC sits just off the hall, ideal for guests and busy family life.

The living room is designed with comfort and character in mind, featuring eye-catching wall panelling that adds depth and texture to the space. French doors at the rear open directly onto the garden, providing plenty of natural light and creating an easy connection between indoor and outdoor living. The kitchen and breakfast room sit opposite, offering a bright, sociable space fitted with a range of modern units and a built-in breakfast bar. Integrated appliances, including an oven, hob, extractor, dishwasher, fridge freezer and washing machine to ensure the room is both stylish and highly functional for day-to-day use.

This location is extremely convenient, with a variety of nearby shops, well-regarded schools and reliable transport links all within easy reach. Essential services such as a leisure centre, doctors' surgery and vets are also close by, making the area particularly appealing for families and professionals. Additionally, the property enjoys close proximity to Arnold, offering further shopping, dining and recreational options.

The first floor provides three well-sized bedrooms, each offering flexibility for family living, guests or home working. Bedroom one benefits from attractive feature panelling, bringing a sense of style and personality to the space. Completing the upper level is a modern family bathroom fitted with a bath and overhead shower, designed with a clean, contemporary finish.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, wall mounted radiator, staircase leading to the first floor landing, UPVC double glazed door to the side elevation, doors leading off to:

### Kitchen

9'64 x 10'19 approx (2.74m x 3.05m approx)  
LVT flooring, breakfast bar island, UPVC double glazed window to the rear elevation, door leading through to the lounge diner, a range of wall and base units with worksurfaces over incorporating a matte black sink and drainer unit with matte black mixer tap over, four ring induction hob with extractor hood over, recessed spotlights to the ceiling, double oven, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, space and point for a tumble dryer.

### Living Room

20'44 x 10'30 approx (6.10m x 3.05m approx)  
UPVC double glazed bay window to the front elevation, wall mounted radiator, LVT flooring, TV point, coving to the ceiling, UPVC double glazed French doors leading to the rear garden, panelling to the wall.

### First Floor Landing

Carpeted flooring, access to the loft, built-in storage cupboard, doors leading off to:

### Bedroom One

13'64 x 10'54 approx (3.96m x 3.05m approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, panelling to the wall, built-in storage cupboard.

### Bedroom Two

9'16 x 13'83 approx (2.74m x 3.96m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Bedroom Three

11'57 x 5'82 approx (3.35m x 1.52m approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bathroom

UPVC double glazed windows to the rear and side elevations, tiled flooring, tiled splashbacks, heated towel rail, panelled bath with mixer tap and mains fed shower over, recessed spotlights to the ceiling, vanity wash hand basin with mixer tap, WC.

### Outside

#### Rear of Property

To the rear of the property lies an enclosed garden ideal for relaxing and hosting, featuring convenient side-gated access, a practical storage shed, two inviting patio areas, and a low-maintenance artificial lawn. An outdoor water tap and outdoor lighting add extra convenience, while a combination of walls and fencing provides privacy and a secure boundary.

#### Front of Property

To the front of the property, a private driveway provides convenient off-road parking, with the added benefit of side-gated access leading to the rear garden. There is also ample on-road parking available.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

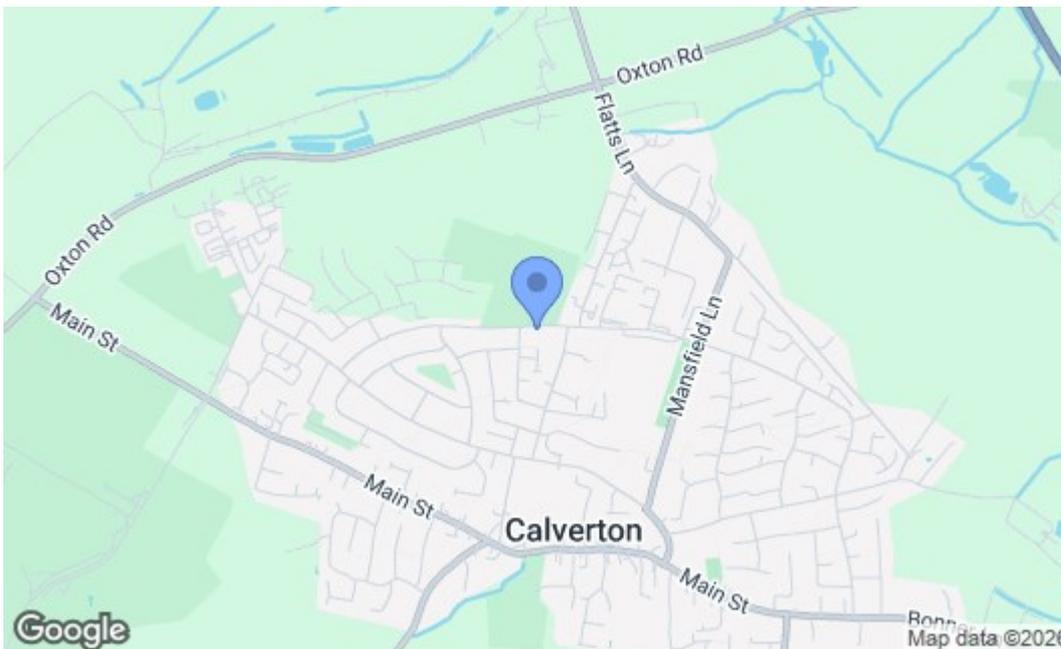
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.