



Pavior Road  
Bestwood, Nottingham NG5 5UF

Beautifully Presented Four-Bedroom  
Townhouse

**Asking Price £250,000 Freehold**



Situated on a peaceful and well-planned modern estate, this impressive four-bedroom townhouse offers spacious and flexible living just a short walk from Nottingham City Hospital, local shops, bus routes, and well-regarded schools. Designed for comfort and convenience, the property is ideal for families or professionals seeking a stylish home in a highly sought-after location.

The home is set back from the road by a neat front garden, providing useful bin storage and a pleasant sense of privacy. Stepping inside, the entrance hall feels both welcoming and practical, featuring an understairs area currently used as a study or home office space, as well as a downstairs W/C.

To the front lies a modern kitchen diner, fitted with a full range of white goods and offering plenty of room for family dining. To the rear, the bright and inviting lounge is decorated to a high standard, featuring a wall-mounted television and French doors that open directly onto the garden—creating a perfect setting for relaxation and entertaining alike.

On the first floor, you'll find two generous double bedrooms, each with fitted storage, alongside a further single bedroom and a well-presented three-piece family bathroom suite.

The top floor is dedicated to the master suite—a superbly spacious retreat boasting two sets of fitted wardrobes, eaves storage, and a private ensuite shower room, making it the perfect sanctuary at the end of the day.

Outside, the rear garden is private and easy to maintain, offering a peaceful space for outdoor dining or enjoying the sunshine. The garden also benefits from rear access leading to a detached garage and a private parking space, adding excellent practicality to this attractive home.

Located on a quiet residential estate designed to minimise through traffic, this property combines a tranquil setting with easy access to key local amenities—making it the ideal choice for modern family living.



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, wall mounted radiator, under the stairs space currently utilised as a home office, carpeted staircase to the first floor landing, doors leading off to:

### Ground Floor WC

2'11" x 5'6" approx (0.9 x 1.7 approx)

Wooden flooring, handwash basin, tiled splashbacks, WC, wall mounted radiator, UPVC double glazed window to the front elevation.

### Dining Kitchen

14'1" x 9'2" approx (4.3 x 2.8 approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, UPVC double glazed window to the front elevation, wall mounted boiler, ample space for a dining table, tiled flooring, tiled splashbacks.

### Lounge

16'4" x 11'9" approx (5.0 x 3.6 approx)

UPVC double glazed French doors leading out to the rear garden, UPVC double glazed window to the rear elevation, wooden flooring, two wall mounted radiators.

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, two storage cupboards, doors leading off to:

### Bathroom

5'6" x 6'10" approx (1.7 x 2.1 approx)

UPVC double glazed window to the front elevation, handwash basin with mixer tap, WC, tiled splashbacks, panelled bath with mains fed shower over, extractor fan.

### Bedroom Two

10'5" x 9'2" approx (3.2 x 2.8 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

### Bedroom Three

9'2" x 11'1" approx (2.8 x 3.4 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobe.

### Bedroom Four

7'6" x 6'10" approx (2.3 x 2.1 approx)

UPVC double glazed window to the rear elevation, wooden flooring, wall mounted radiator.

### Second Floor Landing

Carpeted flooring, wall mounted radiator, door leading through to the master suite.

### Master Bedroom

12'9" x 16'0" approx (3.9 x 4.9 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, storage to the eaves, built-in wardrobe, concealed door leading to the en-suite shower room.

### En-Suite Shower Room

7'6" x 7'10" approx (2.3 x 2.4 approx)

Shower cubicle with mains fed shower over, tiled splashbacks, handwash basin with mixer tap, WC, UPVC double glazed window to the side elevation, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a front gravelled garden with a range of plants and shrubbery planted throughout and an entrance pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with gravelled area, paved patio areas, raised decked seating area, fencing to the boundaries, gated access to the rear giving access to the garage and parking.

### Garage

8'0" x 16'2" approx (2.45 x 4.95 approx)

Up and over door to the front elevation, eaves storage.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

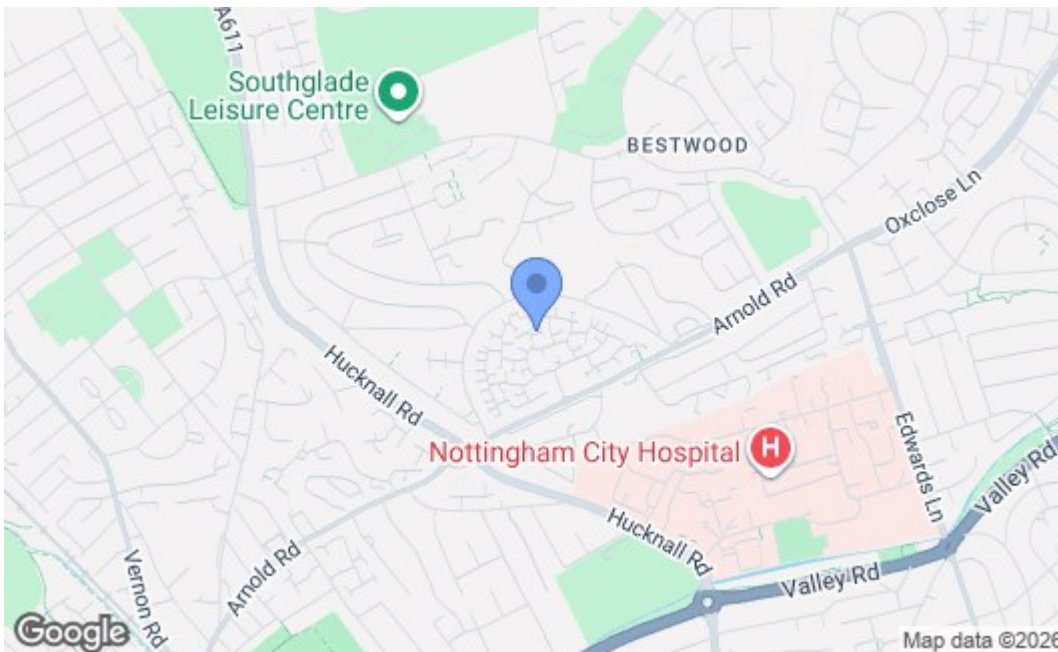
Flood Defences: No

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			89
(81-91) B			
(69-80) C		75	
(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.