

JOHNSONS & PARTNERS

Estate and Letting Agency



90 PARK ROAD, CALVERTON

NOTTINGHAM, NG14 6LE

£220,000



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Three Bedroom Semi Detached Home | Popular Location | Close to Local Amenities and Schools | Beautifully Presented Throughout | Low Maintenance Rear Garden | Viewings Highly Advised |

Located on Park Road in Calverton, this thoughtfully modernised three-bedroom semi-detached home combines contemporary styling with practical features, making it an excellent choice for a wide variety of buyers. With its own off-street parking and a welcoming presence, the property is perfect for families, first-time buyers or professionals alike.

Upon entering, you are greeted by a spacious hallway adorned with attractive parquet LVT flooring that flows beautifully throughout the ground floor, creating a seamless sense of cohesion. A useful downstairs WC is conveniently positioned off the hall—ideal for both guests and everyday family life.

The inviting living room boasts stylish wall panelling and ample natural light thanks to elegant French doors, which open directly onto the rear garden. This provides the perfect transition between indoor comfort and outdoor enjoyment. Opposite, the kitchen and breakfast room offer a bright and sociable space, complete with a range of modern units, integrated appliances and a built-in breakfast bar—making day-to-day living and entertaining effortless.

Upstairs, three generously proportioned bedrooms cater to a variety of needs, whether for sleeping, guests or home working. Bedroom one is enhanced by attractive feature panelling, lending a touch of individuality. A modern family bathroom, featuring a bath with overhead shower and a sleek, contemporary finish, completes the first floor.

Situated close to shops, schools, a leisure centre and further amenities, with easy access to Arnold and excellent transport links, this delightful home offers both convenience and style in a sought-after location.

Entrance Hallway

Living Room

20'0" x 10'0" (6.10m x 3.05m)

Breakfast Kitchen

8'11" x 10'0" (2.74m x 3.05m)

Ground Floor WC

First Floor Landing

Bedroom One

12'11" x 10'0" (3.96m x 3.05m)

Bedroom Two

8'11" x 12'11" (2.74m x 3.96m)

Bedroom Three

10'11" x 4'11" (3.35m x 1.52m)

Bathroom

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

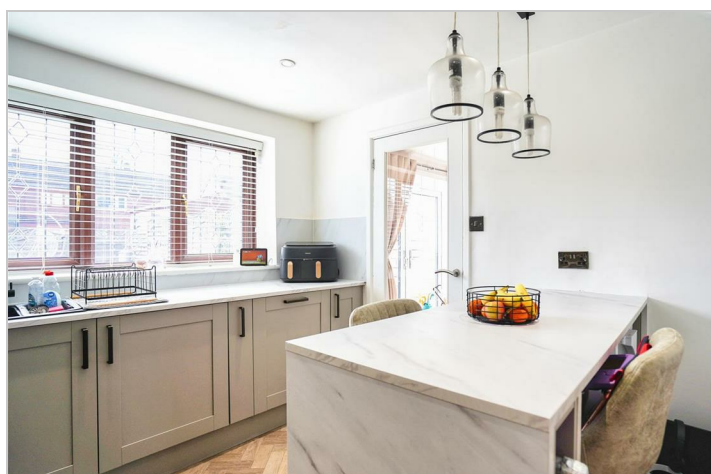
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



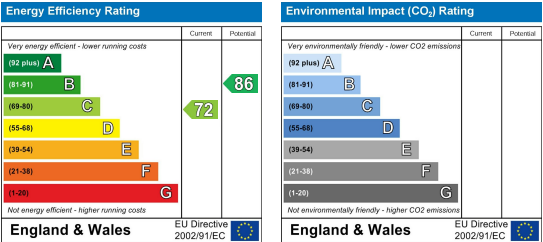
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.