



268 Park Road East, NG14 6GH

Offers Over £300,000



Marriotts







# 268 Park Road East , NG14 6GH

- Extended detached bungalow
- Separate dining room/study
- Living room with coal effects gas fire
- Three bedrooms
- Newly fitted kitchen + appliances
- NO UPWARD CHAIN

A recently refurbished and great size extended detached bungalow with three double bedrooms, living room, separate dining room/study area and newly fitted kitchen and shower room. For sale with NO UPWARD CHAIN!



**Offers Over £300,000**



## Overview

Located on Park Road East on the edge of Calverton, this delightful detached bungalow offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts a fresh and inviting atmosphere, enhanced by new decorations and carpets throughout.

The bungalow comprises three well-proportioned double bedrooms, providing ample space for a family. In addition, there is a spacious living room with coal effect gas fire, and a separate dining room could also serve as a study area and leads through to both back bedrooms. The brand new kitchen is a standout feature, equipped with an integrated oven and hob, finished with wood style worktops and stylish grey herringbone style flooring that adds a touch of elegance. The newly fitted shower room, complete with a walk-in shower, offers a contemporary and practical space.

Outside, the property benefits from generous parking for up to three vehicles, ensuring convenience for residents and visitors alike. A detached brick outbuilding presents additional storage options or potential for a workshop. The enclosed, mature west-facing garden is a tranquil retreat, perfect for enjoying the afternoon sun with friends and family.

Situated just a short distance from Calverton's shopping precinct and local amenities, this bungalow is ideally located for those seeking a peaceful yet accessible lifestyle. This property is a wonderful opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a modern home.

## Living Room

With a coal-effect gas fire, marble hearth and decorative mantle. UPVC double-glazed front window, radiator and three wall light points.



## Kitchen

Newly fitted kitchen with doors in grey gloss, wood effects worktops and upstands, inset stainless steel sink unit and drainer and marbled tiled splashbacks. Integrated brushed steel trim electric oven, four-ring halogen hob with black glass splashback and matching extractor. Plumbing for a washing machine, built-in storage cupboard housing the Glowworm combination gas boiler, grey herringbone wood style flooring, radiator, under-counter RCD board, UPVC double-glazed front window and UPVC double-glazed windows and a newly installed UPVC side door.

## Inner Hallway

With loft access and doors to the living room, bedroom 1, and dining room/study.

## Bedroom 1

Two built-in double wardrobes, UPVC double glazed side window and radiator.

## Shower Room

Consisting of a walk-in shower with a folding glass screen, electric shower and a fully tiled surround. Pedestal wash basin with matching tiled surround and a dual flush toilet. Chrome ladder towel rail, grey herringbone wood style flooring and UPVC double-glazed side window.

## Dining Room/Study Area

With radiator, UPVC double glazed side window and access to two further bedrooms.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bedroom 3

UPVC double glazed window and radiator.

## Outside

To the front is a low-maintenance gravelled garden with a central shrub bed. The driveway provides parking for several cars and there is also an outside tap and a side-mounted halogen security light. At the end of the driveway is a detached brick outbuilding and side gated access to the garden. The garden is lawned with a shaped paved patio/seating area, established and shaped borders containing a wide variety of mature shrubs and plants. Behind the brick outbuilding is a garden shed.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

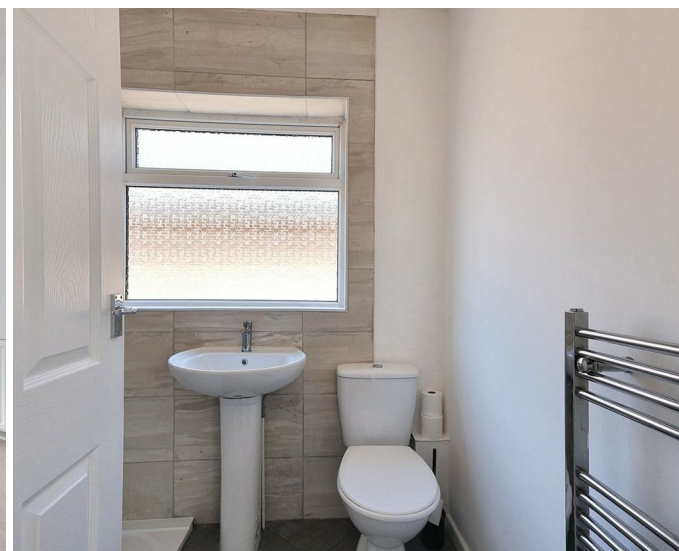
LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent











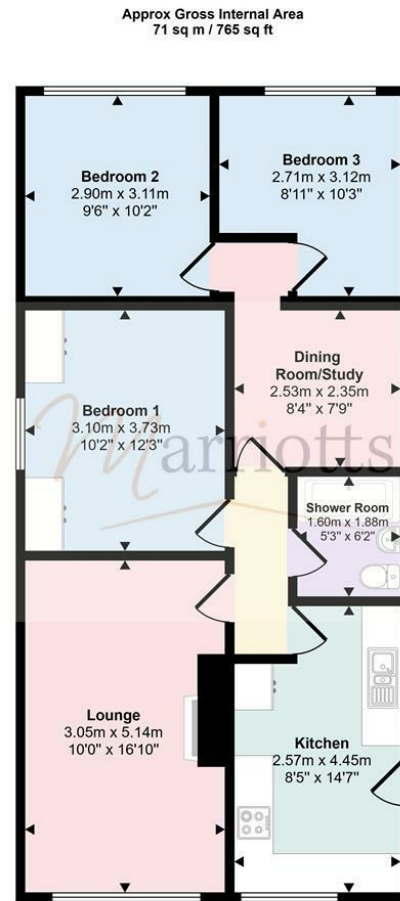
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access











Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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