



**Park Road East
Calverton, Nottingham NG14 6GQ**

£300,000 Freehold

** THREE BEDROOM DETACHED HOME IN CALVERTON **



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Situated on the sought-after Park Road East, this attractive property offers bright, modern living with excellent outdoor space. The welcoming entrance hallway leads to an open-plan dining kitchen with doors opening onto a generous rear garden, ideal for entertaining and family life. A cosy living room provides a relaxing separate space.

Upstairs features two double bedrooms, a single bedroom, and a modern family bathroom with both bath and separate shower.

Outside, the large rear garden offers plenty of potential, complemented by a garage with workshop area and two off-road parking spaces.

Conveniently located close to local amenities, transport links, and well-regarded schools. Early viewing is highly recommended.



Entrance Hallway

Kitchen

11'5 x 9'2 approx (3.48m x 2.79m approx)

Dining Room

11'5 x 8'6 approx (3.48m x 2.59m approx)

Living Room

12'1 x 11'1 approx (3.68m x 3.38m approx)

First Floor Landing

Bedroom One

12'1 x 9'10 approx (3.68m x 3.00m approx)

Bedroom Two

11'5 x 9'10 approx (3.48m x 3.00m approx)

Bedroom Three

7'10 x 6'6 approx (2.39m x 1.98m approx)

Bathroom

8'6 x 7'10 approx (2.59m x 2.39m approx)

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking, gated access to the side of the property giving access to the garage.

Garage

19'4 x 8'10 approx (5.89m x 2.69m approx)

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, steps leading to patio to the rear with conversation pit, access to the garage.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps 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

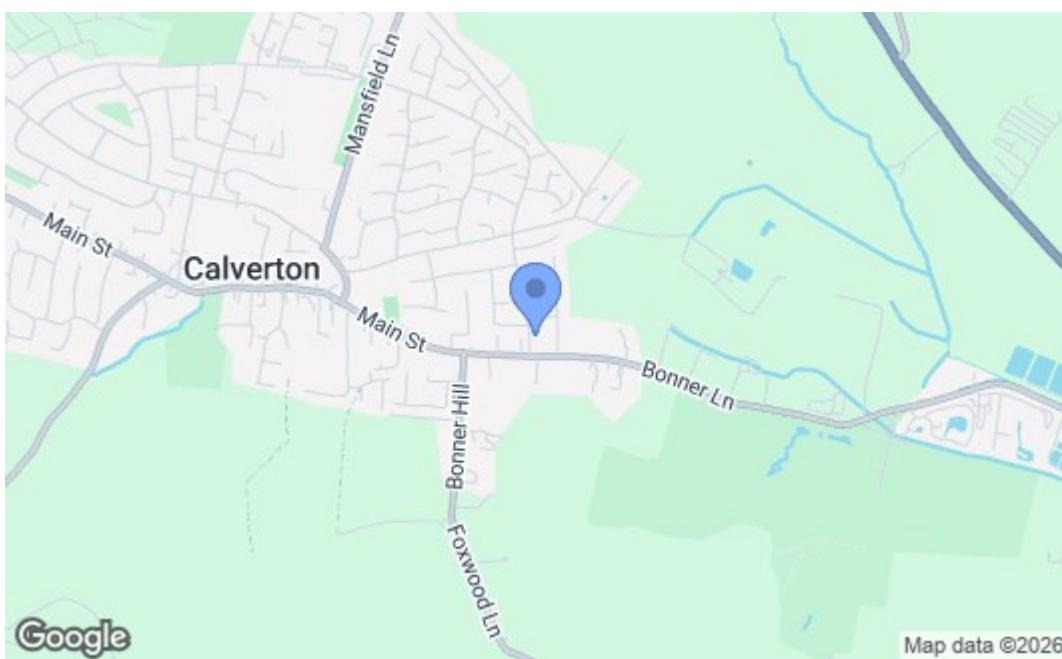
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.