

**ASHFORD  
& MOULT**  
ESTATE AGENTS

**£390,000**

**Park Road**

Nottingham, NG14 6SZ

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& MOULT**  
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## PROPERTY SUMMARY

Discover this beautiful four-bedroom detached home, perfectly situated in the sought-after area of Calverton. Conveniently close to shops, schools, eateries, and excellent transport links, this property combines practicality with stylish living.

Inside, a bright and welcoming hallway leads to two spacious reception rooms, ideal for family life or entertaining guests. The modern kitchen/dining area features contemporary fittings and French doors opening onto the rear garden, creating a seamless flow between indoor and outdoor spaces. A handy utility room and a downstairs WC complete the ground floor.

Upstairs, there are three generous double bedrooms with fitted wardrobes and a cosy single bedroom. The master suite includes a private en-suite, while a well-appointed family bathroom serves the other bedrooms. The property also benefits from a boiler that has been professionally serviced each year, ensuring reliable and efficient heating throughout.

Outside, a driveway offers ample off-road parking, complemented by a garage for extra storage or additional vehicles. The front lawn enhances the home's curb appeal, while the enclosed rear garden, with its well-maintained lawn, provides a peaceful space for relaxation or outdoor entertaining.

Call now to arrange a viewing!

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**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</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 |           |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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