



**195 Park Road East, Calverton, Nottingham,
Nottinghamshire NG14 6PS**

£200,000

Tel: 0115 9680268



- Modern Semi Detached House
- Beautiful Private Garden
- Driveway & Garage
- Viewing Essential To Appreciate
- Contemporary Dining Kitchen
- Modern Bathroom
- Popular Location
- Two Generous Bedrooms

A beautifully finished and meticulously improved semi detached home in a popular and well regarded residential location with a new kitchen, bathroom & beautiful ultra private and deceptively large established rear garden.

The current owner since their purchase have spent a lot of time, money and effort improving this home in a contemporary style with a new fully fitted dining kitchen with feature lighting and French doors opening onto that stunning garden. A new bathroom fitted with a three piece suite and modern yet neutral tiling and many other additions including a living room media wall, new rolling electric garage door and neutral decor throughout including recently repainted external render in a crisp and clean ice white.

The accommodation comprises an entrance porch with door into the living room, open plan dining kitchen. To the first floor landing there are two well proportioned bedrooms including the master with fitted wardrobes and finally a stylish bathroom.

Externally, the property stands set back from the road with a spacious driveway frontage that provides off road parking for a couple of vehicles leading on further to an attached garage. To the rear of the property there is an extremely impressive and beautifully mature & established garden which is both impressive in size and with the levels of privacy on offer. There is an initial patio sitting area with access door into the garage, central lawn with mature planting to the side borders and raised decked area to the bottom of the garden.

ENTRANCE PORCH

w: 1.14m x l: 1.04m (w: 3' 9" x l: 3' 5")

An initial entrance porch with ceiling lighting, double glazed window to the front elevation and internal access door into the:

LIVING ROOM

w: 4.19m x l: 3.78m (w: 13' 9" x l: 12' 5")

A spacious yet cosy living room with inbuilt feature media wall with inset LED lighting, radiator, ceiling light point, double glazed window to the front elevation and concealed stairs rising to the first floor landing.

OPEN PLAN DINING KITCHEN

w: 3.78m x l: 2.82m (w: 12' 5" x l: 9' 3")

A beautifully finished open plan dining kitchen fitted with a contemporary and stylish range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and matte black mixer tap, Integrated oven, four ring induction hob, plumbing for a washing machine, space for a free standing fridge/freezer. There is also a sleek splashbacks, ceiling spotlights, LED feature ceiling inset decorative lighting, double glazed window and French doors opening onto the ultra private rear garden.

FIRST FLOOR LANDING

w: 2.31m x l: 1.85m (w: 7' 7" x l: 6' 1")

With ceiling light point.

BEDROOM ONE

w: 2.95m x l: 2.9m (w: 9' 8" x l: 9' 6")

A double bedroom with a fitted wardrobe with inset hanging rails and shelving. There is a radiator, ceiling spotlights and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.81m x l: 1.98m (w: 12' 6" x l: 6' 6")

A second well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 1.91m x l: 1.88m (w: 6' 3" x l: 6' 2")

A modern and fully fitted stylish bathroom with a three piece suite comprising a panelled bath with wall mounted electric shower over. Wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling spotlights, LED inset lit mirror and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property stands set back from the road with a spacious driveway frontage that provides off road parking for a couple of vehicles leading on further to an attached garage. To the rear of the property there is an extremely impressive and beautifully mature & established garden which is both impressive in size and with the levels of privacy on offer. There is an initial patio sitting area with access door into the garage, central lawn with mature planting to the side borders and raised decked area to the bottom of the garden.

GARAGE

w: 5.74m x l: 2.49m (w: 18' 10" x l: 8' 2")

With electric up and over down, power & lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.





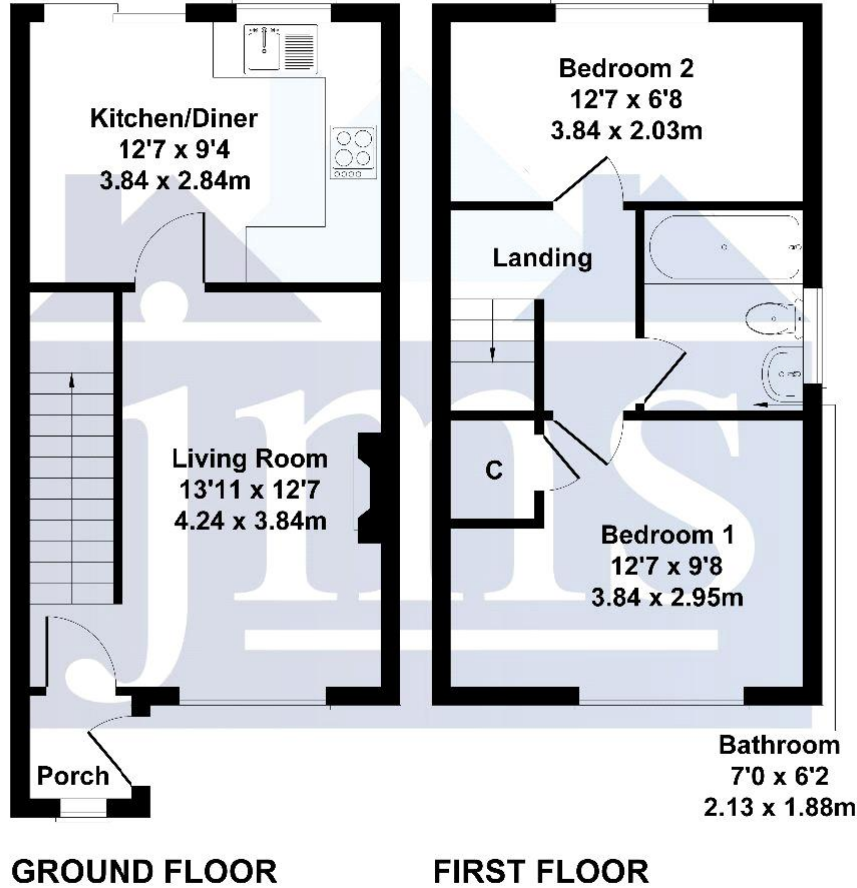






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Approximate Gross Internal Area
612 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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