



Park Road East,
Calverton, Nottingham
NG14 6PS

£210,000 Freehold



Situated in the sought-after village of Calverton, this beautifully presented two-bedroom semi-detached home offers a superb opportunity for first-time buyers or those looking to enjoy a well-connected yet peaceful lifestyle.

The ground floor features a welcoming lounge and a stylish kitchen/diner that opens directly onto the rear garden — ideal for entertaining guests or enjoying al fresco dining during the warmer months. Upstairs, the property offers two generously sized bedrooms and a sleek, modern family bathroom.

Externally, the home benefits from a private driveway providing convenient off-street parking, along with a detached garage offering excellent storage or workshop potential. The enclosed rear garden is predominantly laid to lawn with a paved patio area — perfect for families, pet owners, or gardening enthusiasts.

Ideally positioned within walking distance of local shops, schools, and scenic countryside walks, this home also enjoys excellent transport links to Nottingham city centre. Combining village charm with everyday convenience, this delightful property is not to be missed.



Entrance Porch

Composite entrance door to the front elevation leading into the entrance porch comprising UPVC double glazed window to the side elevation, ceiling light point, panelled door leading through to the living room.

Living Room

13'10" x 12'7" approx (4.24 x 3.84 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, panelled door leading through to the kitchen diner.

Kitchen Diner

12'5" x 9'3" approx (3.81 x 2.82 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, space and plumbing for a dishwasher, space and point for a freestanding fridge freezer, recessed spotlights to the ceiling, wall mounted radiator, ample space for a dining table, UPVC double glazed window to the front elevation, UPVC French doors to the rear elevation leading to the rear garden.

First Floor Landing

Carpeted flooring, access to the loft, panelled doors leading off to:

Loft

Part boarded providing useful storage space.

Bedroom One

9'8" x 12'7" approx (2.97 x 3.86 approx)

UPVC double glazed window to the front elevation, carpeted flooring, built-in storage cupboard, wall mounted radiator.

Bedroom Two

12'5" x 6'7" approx (3.81 x 2.01 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom

5'10" x 6'2" approx (1.8 x 1.9 approx)

UPVC double glazed window to the side elevation, laminate floor covering, panelled bath with mains fed rainwater shower above, tiled splashbacks, WC, handwash basin, extractor fan, chrome heated towel rail, recessed spotlights to the ceiling.

Garage

8'2" x 19'8" approx (2.5 x 6 approx)

Up and over door to the front elevation, light and power, two windows to the rear elevation, access door to the rear garden.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area providing ideal seating leading to a lawned area and further gravelled space, shed, access to the garage.

Front of Property

To the front of the property there is a driveway providing off the road parking, lawned area, pathway leading to the front entrance door, access to the garage.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

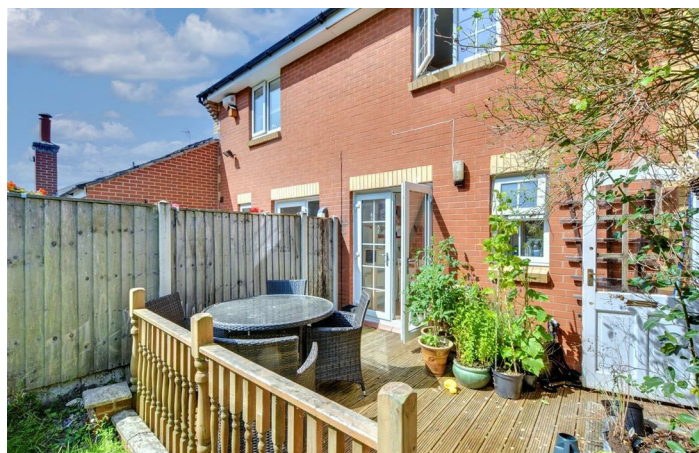
Flood Risk: No flooding in the past 5 years

Flood Defences: No

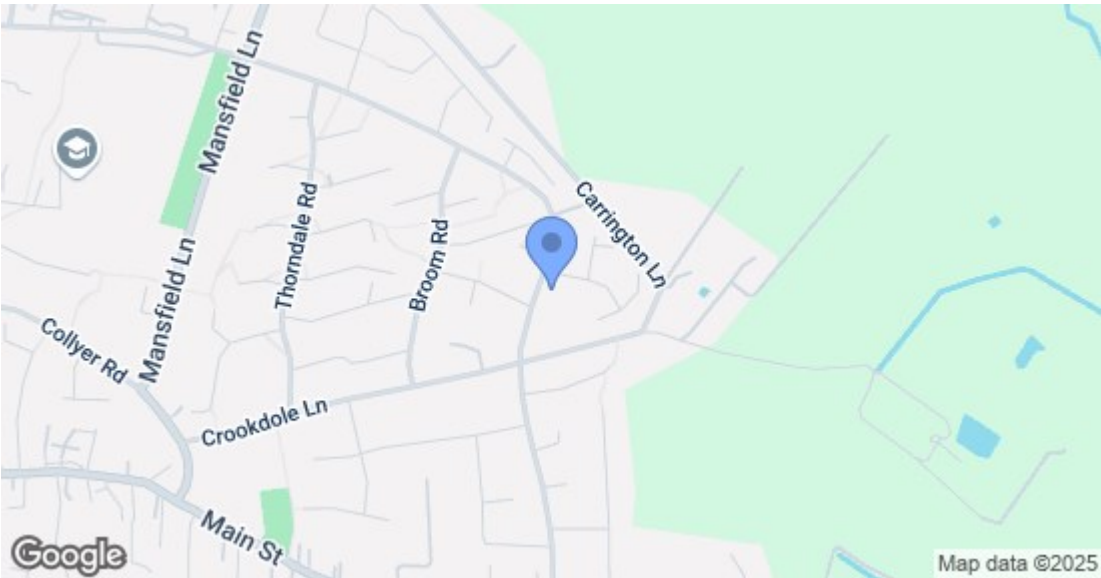
Non-Standard Construction: No

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		85
(81-91) B		
(69-80) C		61
(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.