



**163 Park Road East, Calverton, NG14 6JN**

Guide Price **£250,000**

**David James**  
the estate agent



## 163 Park Road East

Calverton, Nottingham

Immaculately presented semi-detached home in the popular village of Calverton with a modern kitchen, 2 reception rooms, 3 beds & stylish bathroom with amenities and bus links within walking distance!

Council Tax band: B

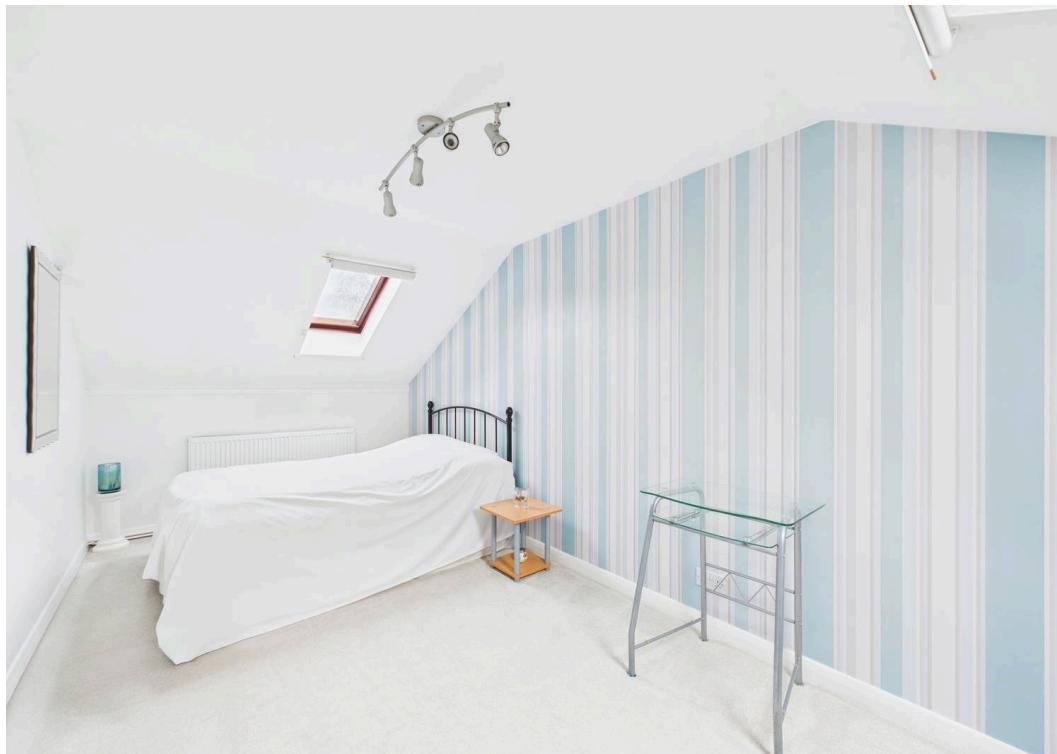
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately presented semi-detached home (formerly link-detached) set within the highly sought after village of Calverton
- Excellent location within walking distance of local shops, supermarkets, amenities and regular bus services
- Three well-proportioned bedrooms (second and third bedrooms with built-in wardrobes)
- Welcoming and spacious entrance hallway with a practical under stairs storage cupboard
- Bright and inviting lounge/dining room with ample room for a dining table and chairs and French doors opening onto the garden
- Flexible second reception room currently used as a home office, making it ideal for modern working from home or as a dining room or snug
- Useful utility and boot room which provides extra storage and direct access to the rear garden
- Modern kitchen fitted with sleek white gloss units and integrated cooking appliances, complemented by tile effect flooring







Approximate total area<sup>(1)</sup>

84.5 m<sup>2</sup>  
910 ft<sup>2</sup>

Reduced headroom  
3.3 m<sup>2</sup>  
36 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## David James Estate Agents

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