



Pavior Road, Bestwood, Nottingham, NG5 5UE
Offers In Excess Of £240,000 Freehold



Pavior Road, Bestwood

4 Bedrooms, 2 Bathroom

Offers In Excess Of £240,000

- Four Bedroom Semi-Detached House
- Popular Location
- Conservatory
- Enclosed Garden
- Master Bedroom With En-Suite & Fitted Wardrobes
- Well Proportioned Throughout

Situated in this popular residential development within easy reach of the City Hospital and local transport links this four bedroom semi-detached house is well presented throughout and suits a wide range of buyers. Well proportioned, the property briefly comprises of an entrance hall, cloakroom, fitted kitchen, lounge/diner and conservatory to the ground floor. To the first floor the master bedroom benefits from a range of fitted wardrobes and en-suite shower room, two further double bedrooms also have fitted storage and there is a fourth, single bedroom. Externally the property has an enclosed rear garden, front garden and carport providing off road parking.



HALLWAY 10' 1" x 3' 5" (3.07m x 1.04m) Accessed via an external uPVC door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, opaque uPVC double glazed window to the front elevation, tiled flooring, wall mounted radiator and ceiling light.

KITCHEN 10' 0" x 7' 8" (3.05m x 2.34m) With a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric oven, inset gas hob and extractor hood over, washing machine plumbing, tiled and vinyl flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

LOUNGE/DINER 14' 10" x 14' 8" (4.52m x 4.47m) With wood effect laminate flooring, uPVC double glazed window and French doors to the conservatory, two wall mounted radiators, under stairs storage cupboard and

two ceiling lights.

CONSERVATORY 14' 7" x 9' 0" (4.44m x 2.74m) With wood effect laminate flooring, two uPVC double glazed windows and French doors to the rear garden and two wall lights.

LANDING With fitted carpet, wall mounted radiator loft hatch and ceiling light.

MASTER BEDROOM 13' 4" x 10' 11" (4.06m x 3.33m) With wood effect laminate flooring, a range of fitted wardrobes, uPVC double glazed window to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

EN-SUITE With a fitted shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

BEDROOM TWO 15' 0" x 8' 3" (4.57m x 2.51m) With wood effect laminate flooring, a range of fitted wardrobes, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 11" x 8' 0" (3.02m x 2.44m) With wood effect laminate flooring, a range of fitted wardrobes, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM FOUR 9' 9" x 8' 2" (2.97m x 2.49m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a p-shaped bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.



EXTERNAL The enclosed rear garden is laid to lawn with a range of mature shrubs, fenced boundary and secure gate access. To the front is a laid to lawn garden and a carport providing off road parking.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1029.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



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