

HoldenCopley

PREPARE TO BE MOVED

Crosslands Meadow, Colwick, Nottinghamshire NG4 2DJ

Asking Price £380,000

Crosslands Meadow, Colwick, Nottinghamshire NG4 2DJ



LOCATION, LOCATION, LOCATION...

This four bedroom detached house will make a fantastic home for any family buyer as it is exceptionally well presented throughout whilst offering an abundance of space and ready to move straight into. The property is situated in a prime location, within close proximity to Colwick Country Park, The River Trent, excellent transport links and other local amenities as well as having direct access to Colwick Park Fields. To the ground floor is an entrance hall, three reception rooms, a fitted kitchen, a utility room and a conservatory along with a W/C. The first floor carries four bedrooms serviced by two bathroom suites and access to a boarded loft. Outside to the front is a driveway with access into the double garage providing ample off road parking and to the rear is a lovely south-west facing garden - perfect for entertaining in the summer!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Bathroom Suites
- Three Reception Rooms
- Conservatory
- Utility & W/C
- Well Maintained Garden
- Off Road Parking & Double Garage
- Sought After Location
- Perfect Family Home





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling, a dado rail, UPVC double glazed windows to the front elevation, a radiator, a wall mounted thermostat, a wall mounted security alarm panel and a composite front door providing access into the accommodation

Dining Room

13'5" x 10'2" (4.1 x 3.1)
The dining room has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point and double doors to the living room

Living Room

17'4" x 12'5" (5.3 x 3.8)
The living room has carpeted flooring, two radiators, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a UPVC double glazed window to the rear elevation and double French doors opening to the rear garden

Kitchen

12'5" x 9'10" (3.8 x 3.0)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven and grill, an induction hob and extractor fan, an integrated dishwasher, tiled flooring, a radiator, a dado rail, recessed spotlights, a UPVC double glazed window to the rear elevation and an open arch to the conservatory

Conservatory

8'10" x 21'3" (2.7 x 6.5)
The conservatory has tiled flooring, a dado rail, recessed spotlights, two radiators, a ceiling fan light, a partial polycarbonate roof, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear elevation

Utility Room

7'10" x 5'10" (2.4 x 1.8)
The utility room has fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled flooring, an in-built cupboard, a dado rail, a radiator, a UPVC double glazed window to the rear elevation and a UPVC door providing access to the rear garden

W/C

5'2" x 2'11" (1.6 x 0.9)
This space has a low level dual flush W/C, a wash basin with a fitted base storage cupboard, tiled splash back, carpeted flooring, a dado rail and an extractor fan

Study

6'6" x 10'9" (2.0 x 3.3)
The study has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Double Garage

FIRST FLOOR

Landing

The landing has carpeted flooring, a dado rail, an in-built cupboard, access to the boarded loft and provides access to the first floor accommodation

Master Bedroom

9'10" x 14'1" (3.0 x 4.3)
The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with drawers, over the bed storage cupboards and dressing table and access into the en-suite

En-Suite

6'10" x 6'3" (2.08m x 1.91m)
The en-suite has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with an electric shower fixture and a shower screen, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

10'9" x 10'9" (3.3 x 3.3)
The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with overhead storage cupboards

Bedroom Three

9'10" x 10'9" (3.0 x 3.3)
The third bedroom has a UPVC double glazed window to the rear elevation, wood effect flooring and a radiator

Bedroom Four

9'10" x 8'10" (3.0 x 2.7)
The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

7'10" x 6'2" (2.4 x 1.9)
The bathroom has a low level dual flush W/C, a vanity unit wash basin, a walk in shower enclosure with a wall mounted electric shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an electrical shaving point and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of decorative plants and shrubs, courtesy lighting, a driveway and access into the double garage

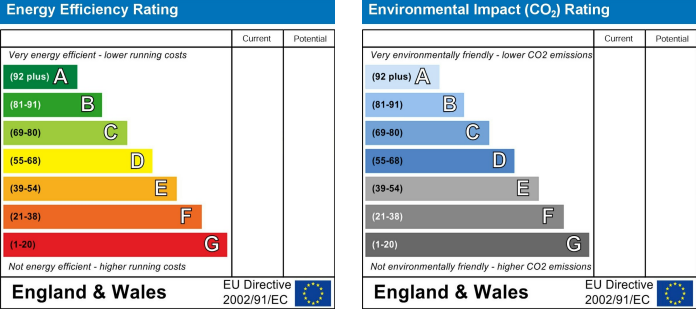
Rear

To the rear of the property is a private enclosed south-west facing garden with a patio area, a lawn, a range of plants and shrubs, a bird bath, an outdoor tap, courtesy lighting, a wooden pergola, fence panelling and hedged borders

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





Approx. Gross Internal Area of the Ground floor:
1153.14 Sq Ft - 107.13 Sq M

Approx. Gross Internal Area of the Entire Property:
1788.64 Sq Ft - 166.17 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:
635.5 Sq Ft - 59.04 Sq M

Approx. Gross Internal Area of the Entire Property:
1788.64 Sq Ft - 166.17 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.