



**53 Hotspur Drive, Colwick, Nottingham, NG4 2BS**

Guide Price **£290,000**

**DavidJames**  
the estate agent





## 53 Hotspur Drive

Colwick, Nottingham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Deceptive and extended semi-detached family home with a versatile ground floor layout
- Three bedrooms, bedroom one with en-suite shower room with double width cubicle and mains pressure shower
- Entrance hall with laminate flooring with adjoining utility room
- Extended lounge with laminate flooring, skylight windows and bi-fold doors leading to the rear garden
- Open plan dining area with laminate flooring
- Kitchen with white gloss units and breakfast bar as well as integrated oven, hob, dishwasher and fridge
- First floor fully tiled bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area
- Driveway provides off road parking, ex-garage/store with power and lighting













Floor 0



Floor 1

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

99.2 m<sup>2</sup>

1067.78 ft<sup>2</sup>

(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.

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## David James Estate Agents

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