



# £210,000

GUIDE PRICE

STRATFORD CLOSE  
COLWICK

- EXTENDED SEMI-DETACHED
- OPEN PLAN LIVING
- TWO BEDROOMS
- QUITE CUL DE SAC LOCATION
- CLOSE TO AMENITIES
- EPC C



# Modern Two-Bedroom Home in Sought-After Location

THIS WELL-PRESENTED EXTENDED TWO-BEDROOM HOME, ENHANCED BY SOLAR PANELS, IS TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN A HIGHLY SOUGHT-AFTER LOCATION. IDEALLY POSITIONED CLOSE TO NOTTINGHAM CITY CENTRE, VICTORIA RETAIL PARK AND COLWICK COUNTRY PARK, THE PROPERTY IS PERFECTLY SUITED TO PROFESSIONALS, COUPLES OR YOUNG FAMILIES SEEKING STYLISH, EFFICIENT AND WELL-CONNECTED LIVING.

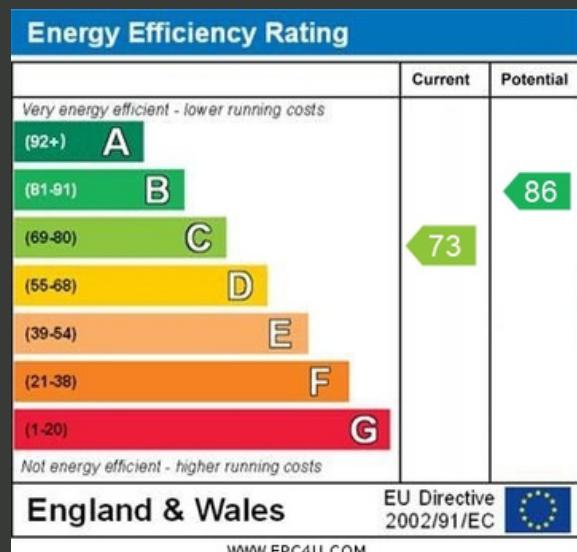
THE ACCOMMODATION BEGINS WITH A BAY-FRONTED LIVING ROOM WHICH FLOWS SEAMLESSLY INTO A MODERN FITTED KITCHEN AND CONTINUES THROUGH TO AN IMPRESSIVE ADDITIONAL RECEPTION SPACE. FLOODED WITH NATURAL LIGHT, THIS VERSATILE AREA FEATURES A SKYLIGHT AND PATIO DOORS OPENING ONTO THE REAR GARDEN, CREATING A SUPERB OPEN-PLAN LAYOUT IDEAL FOR ENTERTAINING AND MODERN FAMILY LIFE.

TO THE FIRST FLOOR ARE A GENEROUS DOUBLE BEDROOM WITH BUILT-IN WARDROBES, A WELL-PROPORTIONED SINGLE BEDROOM AND A CONTEMPORARY THREE-PIECE BATHROOM SUITE.

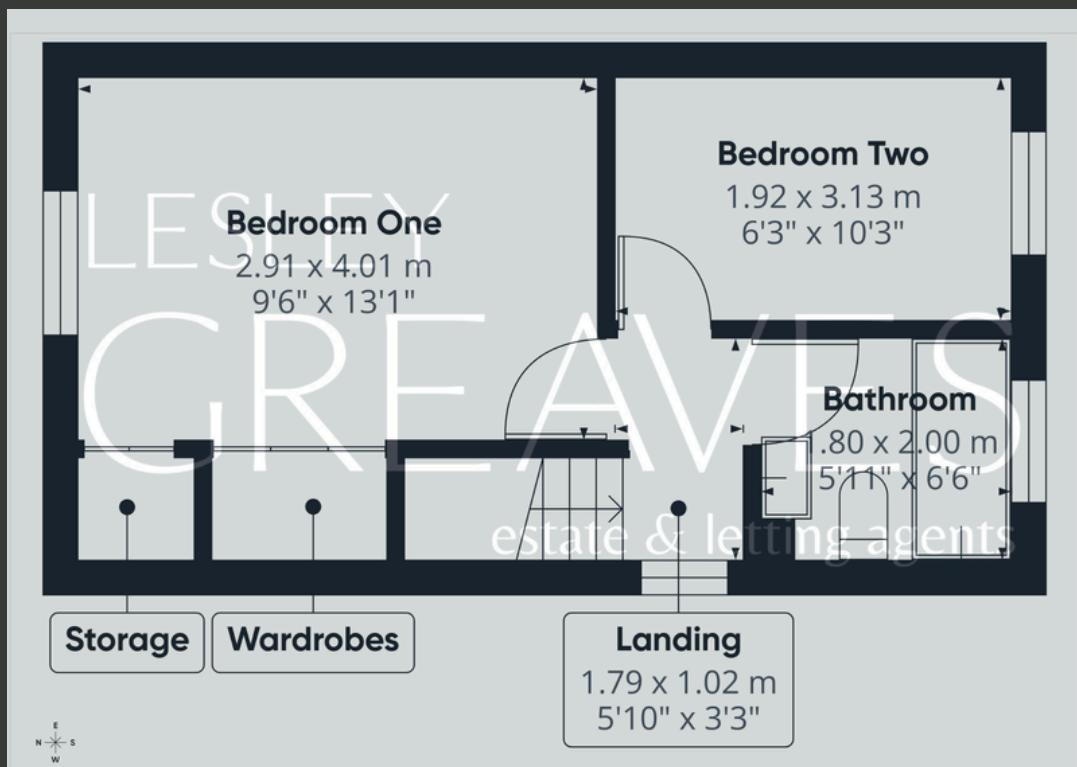
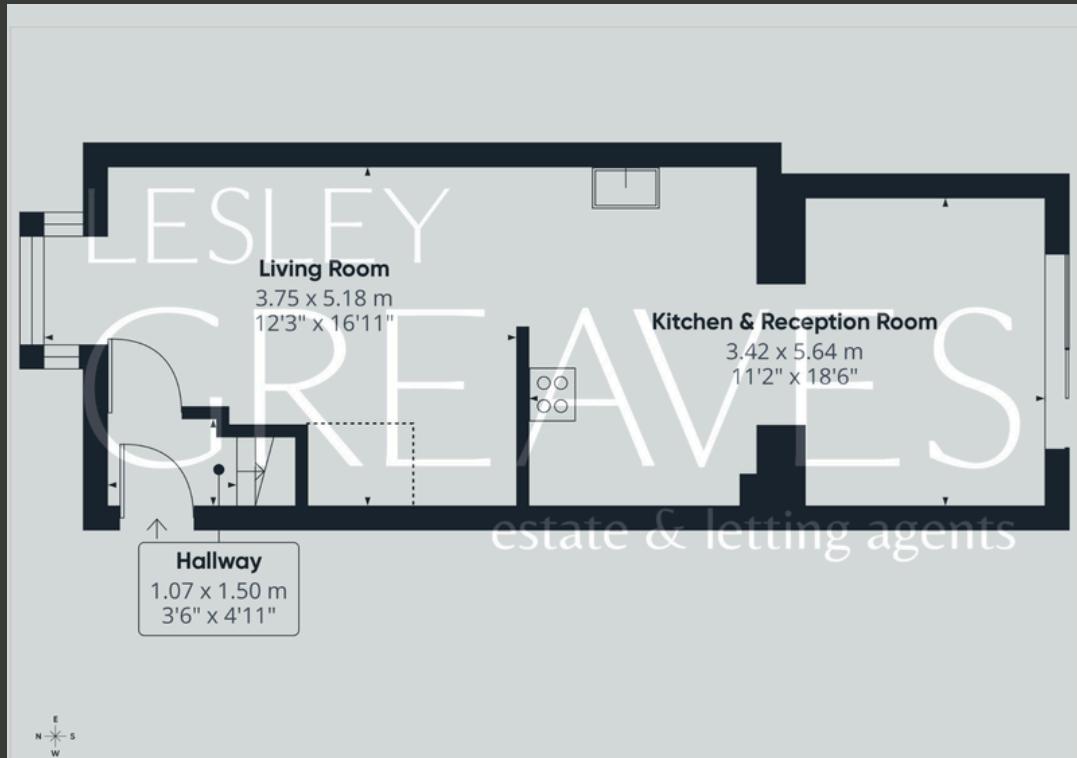
EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY TO THE FRONT AND A GENEROUS REAR GARDEN WITH ARTIFICIAL LAWN AND A PAVED PATIO—PERFECT FOR LOW-MAINTENANCE OUTDOOR ENJOYMENT. A USEFUL COVERED SIDE AREA PROVIDES EXCELLENT STORAGE OR A FLEXIBLE SPACE FOR BIKES, HOBBIES OR OUTDOOR EQUIPMENT.

SET WITHIN A POPULAR RESIDENTIAL AREA WITH EXCELLENT TRANSPORT LINKS, LOCAL SHOPS AND EASY ACCESS TO COLWICK COUNTRY PARK, THIS ATTRACTIVE HOME OFFERS A WINNING COMBINATION OF COMFORT, CONVENIENCE AND ENERGY-EFFICIENT LIVING.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 65 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

## Lesley Greaves Estate & Lettings Agents

22 Main Road, Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)