

Superior Homes

32 Crosslands Meadow, Colwick, Nottingham, NG4 2DJ



ROYSTON
& LUND



32 Crosslands Meadow, Colwick
Nottingham, NG4 2DJ
Guide price £350,000

A well presented four bedroom detached family home situated in this sought after location backing onto Colwick Park.

Colwick has a range of local amenities, bus links to Nottingham City Centre and within easy reach of Colwick Country Park with pleasant walks and water sports, fishing and there is a marina.

The property is beautifully presented and has the benefit of gas central heating, double glazing, conservatory, west facing rear garden with Jacuzzi house.

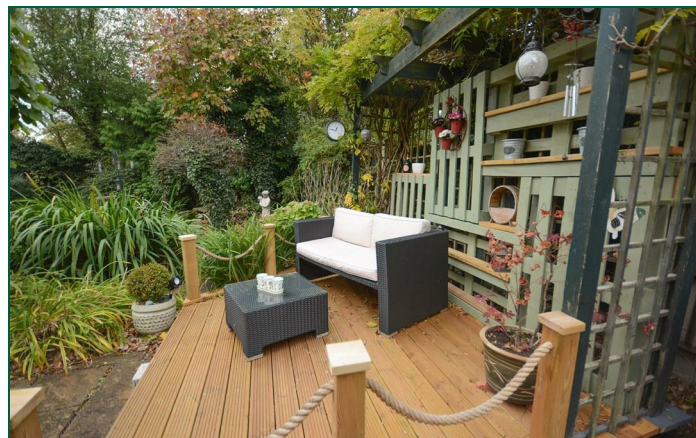
The accommodation briefly comprises: entrance hall, downstairs WC, lounge, dining room, study, conservatory, kitchen, breakfast room, utility room, landing, four bedrooms, en-suite to master and a family bathroom. Externally, there is a driveway providing off-road parking, double garage which has been part converted (without regs) which could easily be converted back to a double garage, with gardens to the front, and west facing landscaped rear gardens.

Internal viewing is highly recommended to appreciate the size and location of accommodation on offer.





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Conservatory
- Jacuzzi House
- Landscaped Gardens
- Gas Central Heating
- EPC D
- Double Glazed
- Viewing Recommended



Directions

From West Bridgford over Lady Bay bridge turn right along Colwick Loop road and take a right hand turning at the traffic lights into Mile End Road, right into River View Park onto Crosslands Meadow and the property is on the right hand side.

Accommodation

Canopied front entrance porch with upvc double glazed front entrance door with obscure double glazed leaded side windows leading into the Reception Hall

Reception Hallway

With stairs leading to the first floor with wooden balustrade, understairs storage cupboards, pendant light, coving to ceiling, radiator with radiator cover, tiled floor, alarm control pad, glazed doors off the hall give access to

Downstairs WC

Fitted with a two piece white suite comprising low flush w.c and wall mounted wash hand basin, half tiling to the walls, tiled floor, radiator, with fitted cover, coving to the ceiling

Study

10'6" x 10'5" (3.20m x 3.18m)

With leaded upvc double glazed window to the front elevation, radiator with fitted cover, Karndean wood effect floor, pendant light

Lounge

16'5" x 11'2" (5.00m x 3.40m)

With Karndean wood effect flooring, radiator, sliding double glazed patio doors into the Conservatory, upvc double glazed window overlooking the rear garden, coving to ceiling, glazed double doors open into the Dining room, radiator with fitted cover, feature fireplace with coal effect gas fire with marble inset and hearth and solid wood surround, tv aerial point over the mantelpiece, coving to ceiling and dado rail, second radiator.

Conservatory

11'11" x 11'2" (3.63m x 3.40m)

A brick and upvc built conservatory, with overhead fan light, tiled floor, power points, sliding patio door to the side patio

Dining Room

12'6" x 9'1" (3.81m x 2.77m)

With leaded upvc double glazed window to the front elevation, radiator with fitted cover, door leading to the entrance hallway, coving to ceiling, central pendant light

Fitted Kitchen

11'6" x 8'11" (3.51m x 2.72m)

Fitted with a range of handmade painted wooden wall drawer and base units with solid wood work surfaces over, inset Belfast sink with mixer tap over, space for dishwasher, space for upright fridge/freezer, tiled floor, corner shelving, gas range cooker (available by separate negotiation) tiled splashback and stainless steel extractor hood over,

radiator, upvc double glazed window to the rear elevation, corner unit and arch opening into the:

Breakfast Room

8'2" x 7'8" (2.49m x 2.34m)

With upvc double glazed french doors opening onto the rear garden, radiator, tiled floor, plate rack, pendant light, glazed door gives access into the

Utility Room

7'8" x 5'7" (2.34m x 1.70m)

Fitted with a continuation of the hand made painted wooden wall and base units with work surfaces over, built in bowl and a half sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, tiled floor, wall mounted Baxi gas combination boiler, radiator, upvc double glazed window and door to the rear garden. Glazed door gives access to the Office/Bedroom Five.

Office/Bedroom Five

14'6" x 11'2" max (4.42m x 3.40m max)

With obscure double glazed window to the side elevation, access to loft space, radiator, two pendant lights, Converted in 2013 and was formerly part of the Garage, and a simple conversion would then create back to the original Double Garage if required

AGENTS NOTE; When the Garage was converted in 2013 building regulations were not put in place

First floor Landing

With wooden balustrade and turned spindles, smoke alarm pendant light, access to loft, radiator, former airing cupboard currently used as storage, dado rail, doors off the landing lead to the bedrooms and bathroom

Master Bedroom

15'7" x 9'2" (4.75m x 2.79m)

With leaded upvc double glazed window to the front elevation, radiator, with fitted cover, pendant light, wall mounted tv aerial point, retractable door gives access to the

En-suite Bathroom

Fitted with a three piece suite comprising bath with overhead shower and screen, low flush w.c and vanity unit wash hand basin with hand made base unit with work surface over, chrome mixer taps, with tiled splashbacks and overhead light, shaver point with light, Karndean tiled floor, chrome towel radiator, leaded upvc double glazed obscure window to the front elevation

Bedroom Two

11'9" x 10'2" (3.58m x 3.10m)

With leaded upvc double glazed window to the front elevation, tv aerial point, radiator

Bedroom Three

9'8" x 9'1" (2.95m x 2.77m)

With upvc double glazed window overlooking the rear garden, with views over Colwick Park, radiator and tv aerial point

Bedroom Four

9'2" x 8' max (2.79m x 2.44m max)

An L shaped room with upvc double glazed window overlooking the rear garden, radiator

Family Bathroom

Fitted with a three piece suite comprising bath with overhead shower and mains fed handset and screen, low flush w.c and vanity unit wash hand basin with fitted cupboards below, and circular wash hand basin with mixer tap over, chrome towel radiator, part tiled walls, obscure double glazed window to the rear elevation, chrome spotlights, Karndean wood effect flooring, shaver point

Outside

To the front of the property is a low maintenance front garden area, with gravelled front borders, block paced driveway which in turn gives access to the Garage/Store, with electric car charging point within the Garage and with electric up and over door with power and light, and gated side access leads to the rear which is west facing and is fully enclosed. With raised decking area and two ponds, slabbed patio area with pergola with grapevine, and the landscaped gardens have gravelled borders, pathways, and a variety of plants shrubs and perennial flowers and waterfall. Located at the side of the property is the Jacuzzi House with a built in Jacuzzi and double doors to the rear garden. The property sits in a attractive location backing onto the Colwick Park

Services

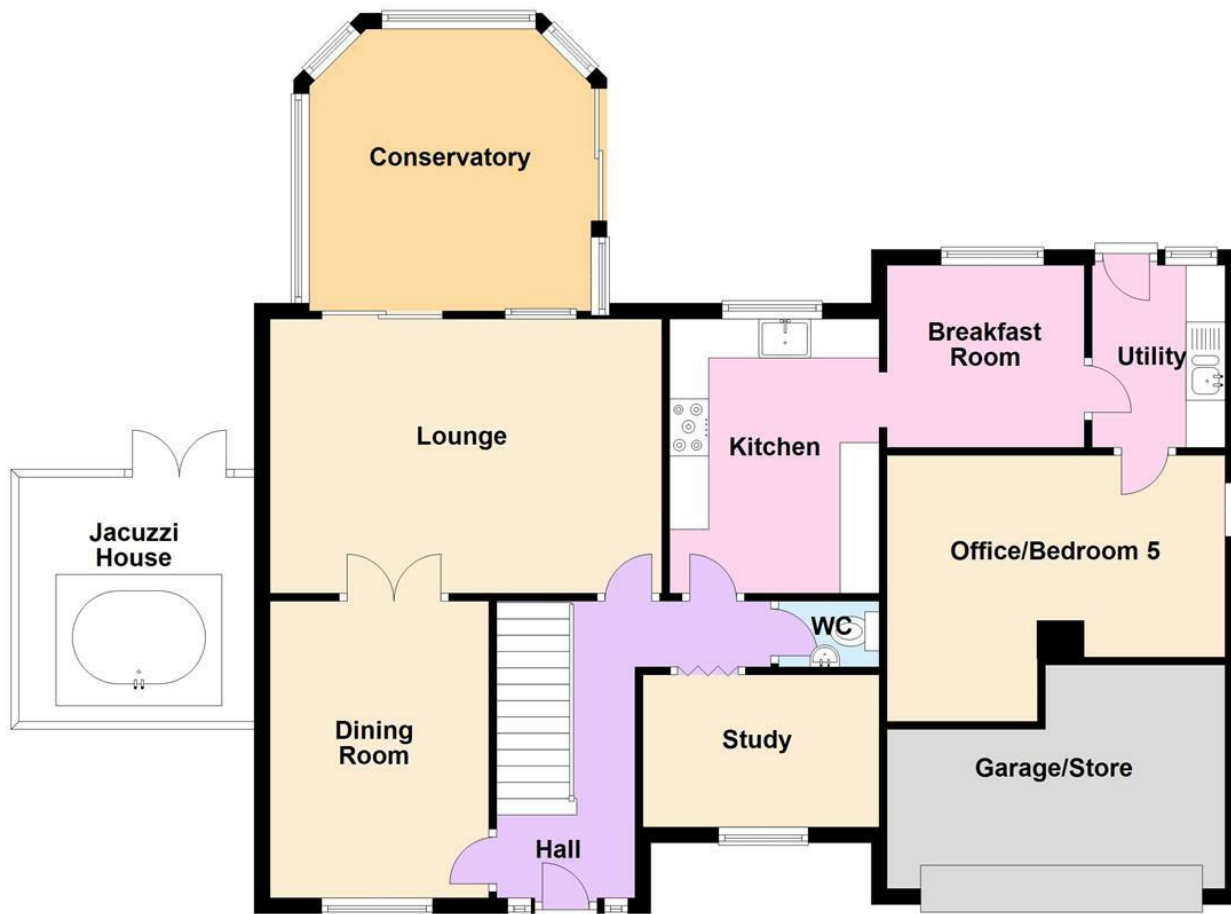
Gas, electricity, water and drainage are connected.

Council Tax Band

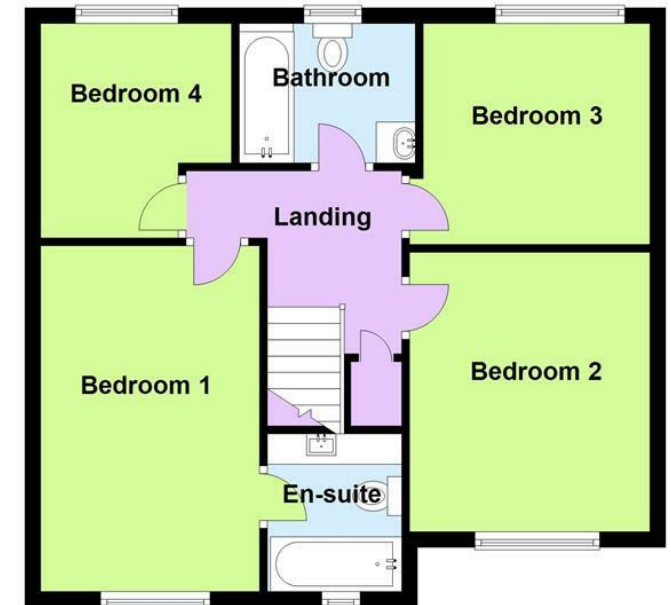
The local authority have advised us that the property is in council tax band E which, currently incurs a charge of £2397.20
Prospective purchasers are advised to confirm this.



Ground Floor



First Floor





Colwick is located off the Mile- End Road taking the right turn at the traffic lights into the area with Colwick Park on your left hand side and the property lies within a modern development known locally as Riverview Park Colwick, close to Colwick Country Park with two lakes for fishing and boating, walking and cycling paths, wild life areas and childrens playground. There are pleasant walks around the lakes and the property is also close to Nottingham Race course, and also to the Colwick Country Park Hotel which is a popular wedding venue and restaurant overlooking the River Trent. Also within the park is a Marina for mooring and a boating shop. Nearby is the Victoria Shopping Precinct which houses Next, TK Maxx and Morrisons superstore, M & S simply Food store, Halfords, B & Q and Pet store, Oak furniture store, and Boots.

Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.

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