





£260,000-£270,000

GUIDE PRICE

HOTSPUR DRIVE
COLWICK



- THREE BEDROOMS
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM & EN SUITE
- GARAGE & DRIVEWAY
- EPC C





Stunning Three-Bedroom Semi-Detached Home Finish No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOME OFFERS STYLISH, CONTEMPORARY LIVING THROUGHOUT. FINISHED TO AN EXCEPTIONAL STANDARD AND READY TO MOVE STRAIGHT INTO, THE PROPERTY IS IDEAL FOR FIRST-TIME BUYERS. CONVENIENTLY POSITIONED CLOSE TO COLWICK COUNTRY PARK, VICTORIA RETAIL PARK, LOCAL AMENITIES, SCHOOLS WITHIN WALKING DISTANCE AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

UPON ENTERING, YOU ARE WELCOMED INTO AN INVITING ENTRANCE HALLWAY FEATURING ATTRACTIVE ITALIAN KARNDEAN FLOORING, SETTING THE TONE FOR THE QUALITY OF FINISH THROUGHOUT.

THE SPACIOUS LIVING ROOM PROVIDES A WONDERFUL SETTING FOR RELAXING AND ENTERTAINING, WITH AMPLE SPACE FOR A DINING TABLE AND CHAIRS. FRENCH DOORS OPEN ONTO THE BEAUTIFULLY LANDSCAPED REAR GARDEN, FILLING THE ROOM WITH NATURAL LIGHT.

THE STUNNING, RECENTLY FITTED KITCHEN FEATURES SLEEK, HIGH-GLOSS UNITS, ELEGANT QUARTZ WORKTOPS AND SPLASHBACKS, A DOUBLE GRANITE UNDERMOUNT SINK AND QUALITY INTEGRATED APPLIANCES, INCLUDING A HOTPOINT OVEN, NEFF INDUCTION HOB, ANGLED EXTRACTOR, SIEMENS MICROWAVE, AEG WASHING MACHINE AND SIEMENS FRIDGE FREEZER. KARNDEAN FLOORING, UNDER-CABINET LED LIGHTING AND LED PLINTH LIGHTING COMPLETE THIS STYLISH SPACE.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, WITH FITTED WARDROBES TO THE PRINCIPAL AND THIRD BEDROOM. THE BEAUTIFULLY APPOINTED FAMILY BATHROOM FEATURES A BATH WITH AQUALISA SHOWER, CONTEMPORARY TILING AND A HEATED TOWEL RAIL, WHILST A SEPARATE, STYLISHLY FITTED EN-SUITE SHOWER ROOM PROVIDES ADDITIONAL CONVENIENCE.

THE PROPERTY BENEFITS FROM AN IMPRESSIVE RANGE OF MODERN FEATURES, INCLUDING COMPOSITE SKIRTING BOARDS THROUGHOUT, STRIKING PORCELANOSA SPLIT-FACED TILED FEATURE WALLS, CONTEMPORARY LED LIGHTING, A NEST SMART CENTRAL HEATING SYSTEM AND A FITTED ALARM SYSTEM WITH SENSORS IN ALMOST EVERY ROOM.

EXTERNALLY, THE FRONT OFFERS A LOW-MAINTENANCE GARDEN WITH ARTIFICIAL LAWN, A DRIVEWAY PROVIDING OFF-STREET PARKING, AN ELECTRIC VEHICLE CHARGING POINT AND ACCESS TO THE INTEGRAL GARAGE, CURRENTLY USED AS A HOME GYM.

TO THE REAR IS A BEAUTIFULLY LANDSCAPED, ENCLOSED GARDEN FEATURING ARTIFICIAL LAWN, ESTABLISHED PLANTING AND A SPACIOUS PAVED PATIO, IDEAL FOR OUTDOOR DINING AND ENTERTAINING, WITH CONVENIENT SIDE GATE ACCESS.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 90 SQ METERS



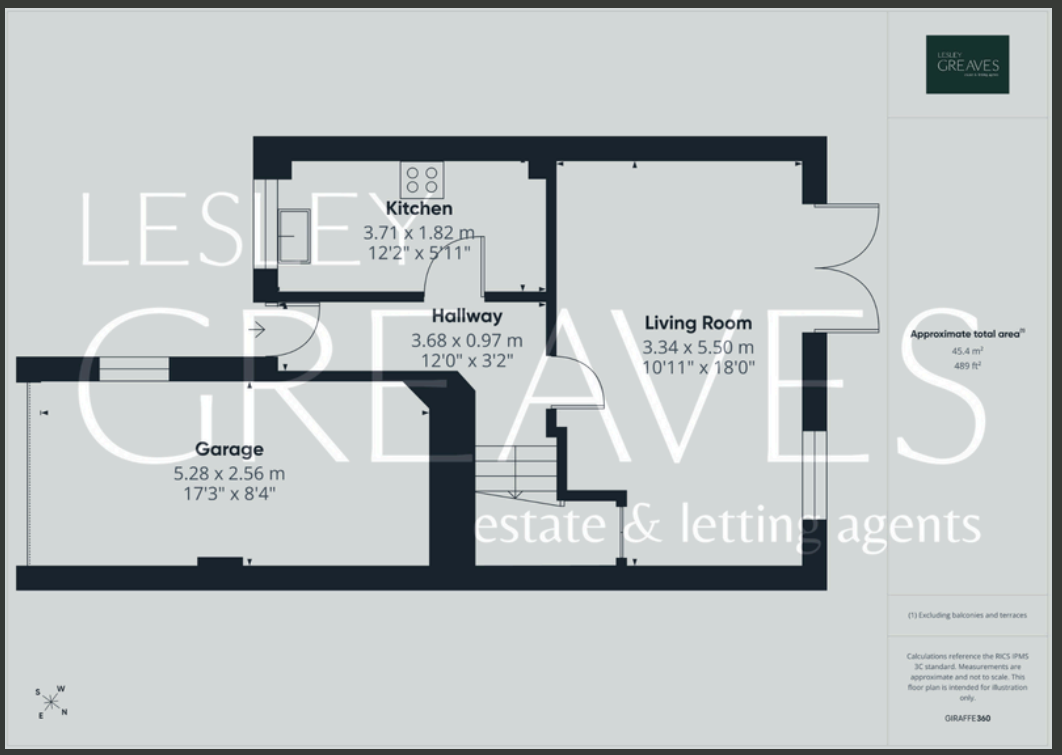


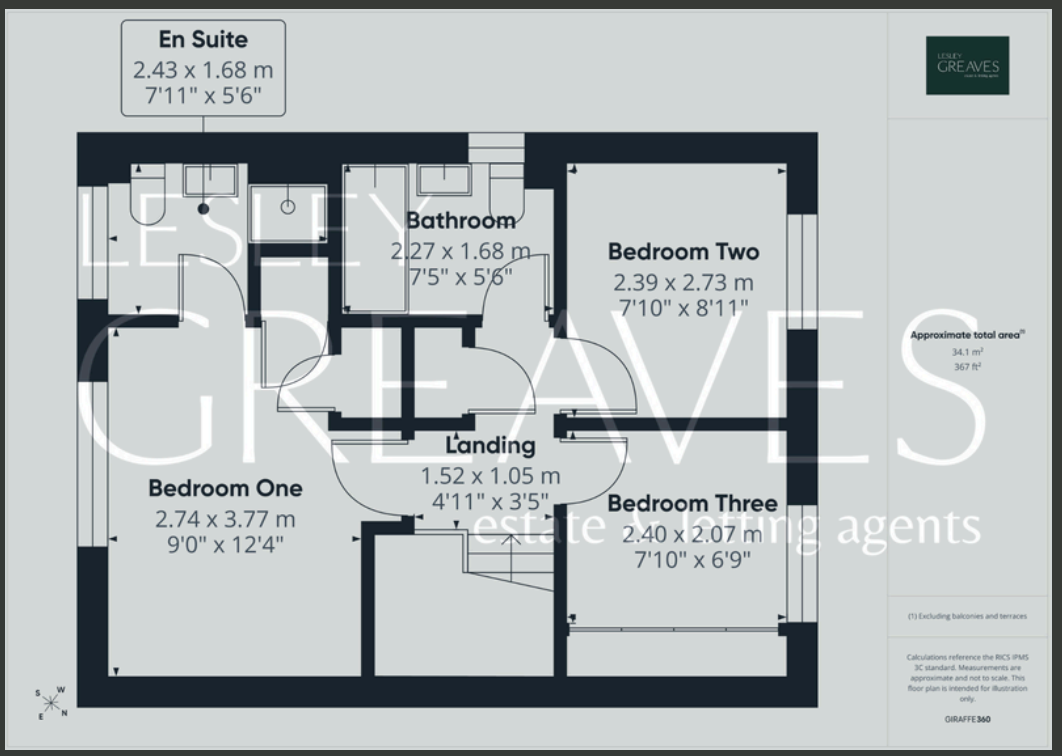












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective 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.

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