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Sales and Lettings

125 Hotspur Drive
Colwick, Nottingham, NG4 2BS

- Recently Rendered Front: Fresh modern finish boosts appeal.
- Converted Vestibule: Former garage now a bright entrance space.
- Spacious Rear Lounge: Light-filled living area with garden

Asking Price Of
EPC Rating 'TBC'





Property Description

PROPERTY SUMMARY

This well-designed and recently improved home combines modern functionality with a spacious and versatile layout across two carefully considered floors. The front of the property has been freshly rendered, giving it a clean, contemporary finish and enhancing appeal from the outset. A significant recent update includes the conversion of the former garage into an open entrance vestibule, creating a much more inviting approach into the home and offering ample space for coats, shoes, and general storage before stepping into the main living areas.

The ground floor begins with a central entrance hall that acts as the spine of the home, connecting the key living spaces with a sense of flow and balance. To the front, the kitchen is neatly arranged and practical, offering generous countertop space and room for both cooking and casual dining. Towards the rear, the full-width lounge provides a welcoming and light-filled living area, perfect for relaxing or entertaining, with direct access to the garden and an adjacent under-





stairs cupboard for added functionality.

Upstairs, the property offers three well-sized bedrooms that can easily accommodate a variety of uses, whether for family living, guests, or a home office. The master bedroom is particularly impressive, featuring a private en-suite shower room and its own wardrobe space, ideal for those seeking a touch of privacy and convenience. The second and third bedrooms sit to the front of the home and are equally proportioned, making them a great match for siblings or visiting friends. A central family bathroom serves these rooms, fitted with a bath and finished in a modern style.

Storage is well catered for on the first floor, with two built-in cupboards positioned on the landing, helping maintain a neat and organised space throughout. Altogether, this is a thoughtfully enhanced home that strikes a strong balance between practical everyday living and smart, modern design.

LOCATION SUMMARY

Hotspur Drive in Colwick offers a fantastic balance of suburban tranquillity and urban convenience, making it an attractive location for a variety of buyers. Set within a well-regarded residential development, the area is particularly popular with families and professionals thanks to its peaceful surroundings and easy access to local amenities.

Colwick itself is well-served by shops, supermarkets, and eateries, while nearby Victoria Retail Park provides a broader range of high-street names and leisure options. For those who enjoy the outdoors, Colwick Country Park and the River Trent are just moments away, offering picturesque walking routes, water sports, and green open spaces perfect for weekend recreation.

Commuters are well catered for, with frequent bus services and excellent road links via the A612, connecting to Nottingham city centre and the wider road network. The location also benefits from proximity to Nottingham Racecourse and the National Watersports Centre, adding further appeal for those seeking both relaxation and activity on their doorstep.

ENTRANCE VESTIBULE

Recently converted from the original garage, this bright and spacious entrance area provides a practical and welcoming point of entry. It offers ample room for storing coats, shoes, and everyday essentials while setting a modern tone for the rest of the home.

HALLWAY

Centrally positioned, the hallway connects the main living areas on the ground floor and includes a



staircase leading to the upper level. Its layout offers a natural flow between rooms and enhances the sense of space throughout.

KITCHEN

Located at the front of the property, the kitchen is neatly arranged with generous worktop space and cabinetry. It offers plenty of room for cooking and casual dining, making it a functional and sociable hub of the home.

LOUNGE

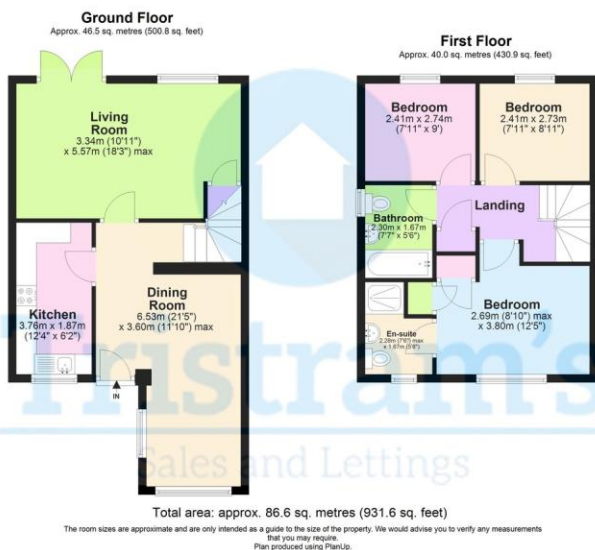
Stretching across the full width of the property, the lounge is a bright and versatile space ideal for both relaxing and entertaining. With direct access to the rear garden and an adjacent under-stairs cupboard, it combines comfort with practicality.

BEDROOM ONE

The principal bedroom sits to the rear of the first floor and features a private en-suite shower room and a dedicated wardrobe area. It offers a quiet and spacious retreat, well-suited to modern living.

BEDROOM TWO

Positioned at the front of the home, this second bedroom is well-proportioned and filled with natural light. It's suitable for use as a guest room, children's room, or even a home office.



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260 -262 Derby Road
Bramcote
Nottingham
NG9 3JN

www.tristrams.uk.com
sales@tristrams.uk.com
0115 978 6825

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