

# HoldenCopley

PREPARE TO BE MOVED

Colston Road, Bulwell, Nottinghamshire NG6 9JY

---

£250,000

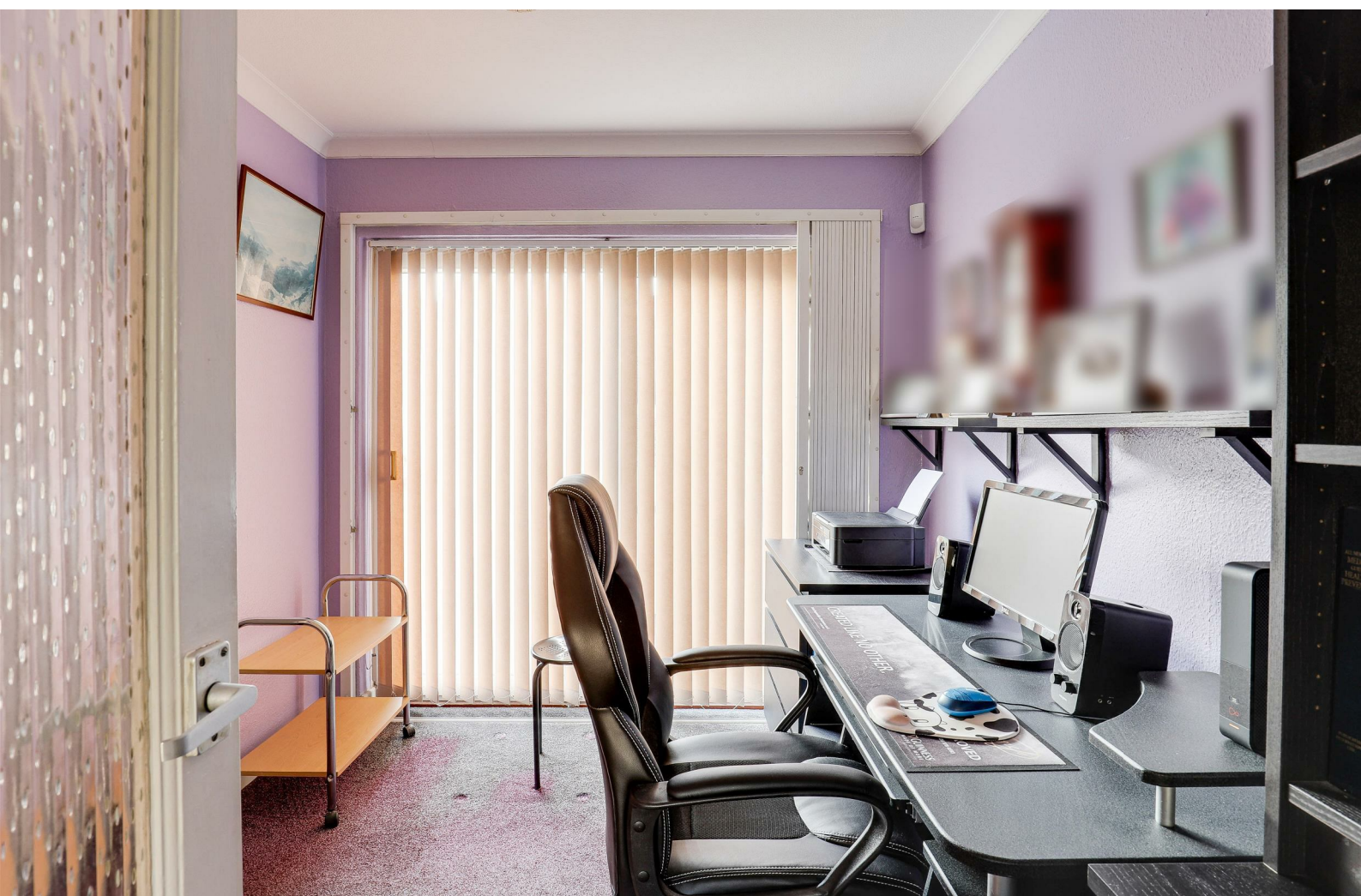
Colston Road, Bulwell, Nottinghamshire NG6 9JY



## PERFECT FOR A RANGE OF BUYERS...

Nestled in a convenient and sought-after location, this well-maintained three-bedroom detached home offers generous living space, making it an ideal choice for first-time buyers or growing families. The ground floor boasts a welcoming porch leading into a spacious entrance hall, two versatile reception rooms perfect for entertaining or relaxing, and a modern fitted kitchen featuring a breakfast bar and ample storage. Upstairs, the first floor hosts three well-proportioned bedrooms, a bathroom, and a separate W/C, while the second floor benefits from a versatile boarded loft with power points and lighting, ideal for storage or a potential workspace. Externally, the property is just as impressive, with a driveway providing off-road parking, a single detached garage, and a beautifully maintained south-facing garden to the rear—perfect for enjoying the sunshine. Situated close to excellent schools, local amenities, and transport links, this fantastic home offers both comfort and convenience for a range of buyers.

## MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Newly-Fitted Modern Kitchen
- Ample Storage Space
- Bathroom With Separate W/C
- Versatile Boarded Loft With Power & Lighting
- South-Facing Garden
- Gated Driveway & Detached Garage
- Close To Local Amenities





## GROUND FLOOR

### Porch

The porch has exposed brick walls, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

### Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard, a radiator, and a UPVC double-glazed window to the side elevation.

### Living Room

13'6" x 12'11" (4.13m x 3.95m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a dado rail, a radiator, a TV point, and a feature fireplace with a decorative surround.

### Kitchen

11'10" x 10'0" (3.62m x 3.05m)

The kitchen has a range of fitted base and wall units with worktops and a fitted breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, an in-built pantry cupboard, recessed spotlights, a radiator, a UPVC double-glazed window with bespoke wooden shutters to the rear elevation, and a single UPVC door providing side access.

### Dining Room

10'0" x 8'2" (3.06m x 2.49m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and a sliding patio door to access the garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

13'7" x 9'3" (4.15m x 2.83m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted sliding door wardrobes.

### Bedroom Two

13'7" x 9'0" (4.15m x 2.76m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bedroom Three

10'1" x 8'2" (3.08m x 2.49m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

5'6" x 5'6" (1.68m x 1.68m)

The bathroom has a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, a grab handle, a chrome heated towel rail, floor-to-ceiling tiles, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### W/C

This space has a low level dual flush W/C, floor-to-ceiling tiles, and a UPVC double-glazed window to the rear elevation.

## SECOND FLOOR

### Loft Room

The boarded loft has carpeted flooring, a pitched roof with LED ceiling strip lights, wood-panelled walls, and power points.

## OUTSIDE

### Front

To the front of the property there is double gated access to the off-road parking and a single garage towards the rear.

### Rear

To the rear of the property is an enclosed south-facing garden with multiple patio areas, lawns, a range of plants and shrubs, a shed, and courtesy lighting.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

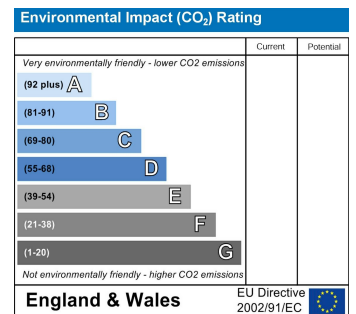
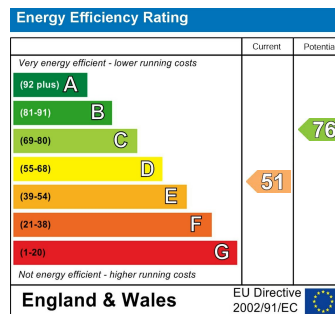
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**