

# HoldenCopley

PREPARE TO BE MOVED

Spray Close, Colwick, Nottinghamshire NG4 2GT

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Offers Over £230,000 - £250,000

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OFFERS OVER £230,000

SEMI DETACHED HOUSE...

Welcome to this semi-detached house, ideally situated in a popular location close to local amenities and offering excellent transport links into Nottingham City Centre and the surrounding areas. Perfect for a wide range of buyers, this home is just a short distance from the beautiful Colwick Country Park. Upon entering the property, you are greeted by a hallway that includes a convenient ground floor W/C, ideal for guests and daily use. The well-appointed fitted kitchen is designed for functionality and style. The spacious living room is perfect for relaxation and entertaining, featuring direct access to the conservatory. The conservatory itself is a bright and airy space with sliding patio doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living. Moving to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The modern three-piece bathroom suite is well-designed, providing all the essentials for daily living in a stylish setting. Outside, the front of the property boasts a lawn, courtesy lighting, a driveway for off-road parking, and gated access to the rear garden. The rear garden offers an enclosed space perfect for families and entertaining. It features a shed for additional storage, patio areas ideal for outdoor dining, planted borders adding a touch of nature, a fence-panelled boundary for privacy, and gated access.

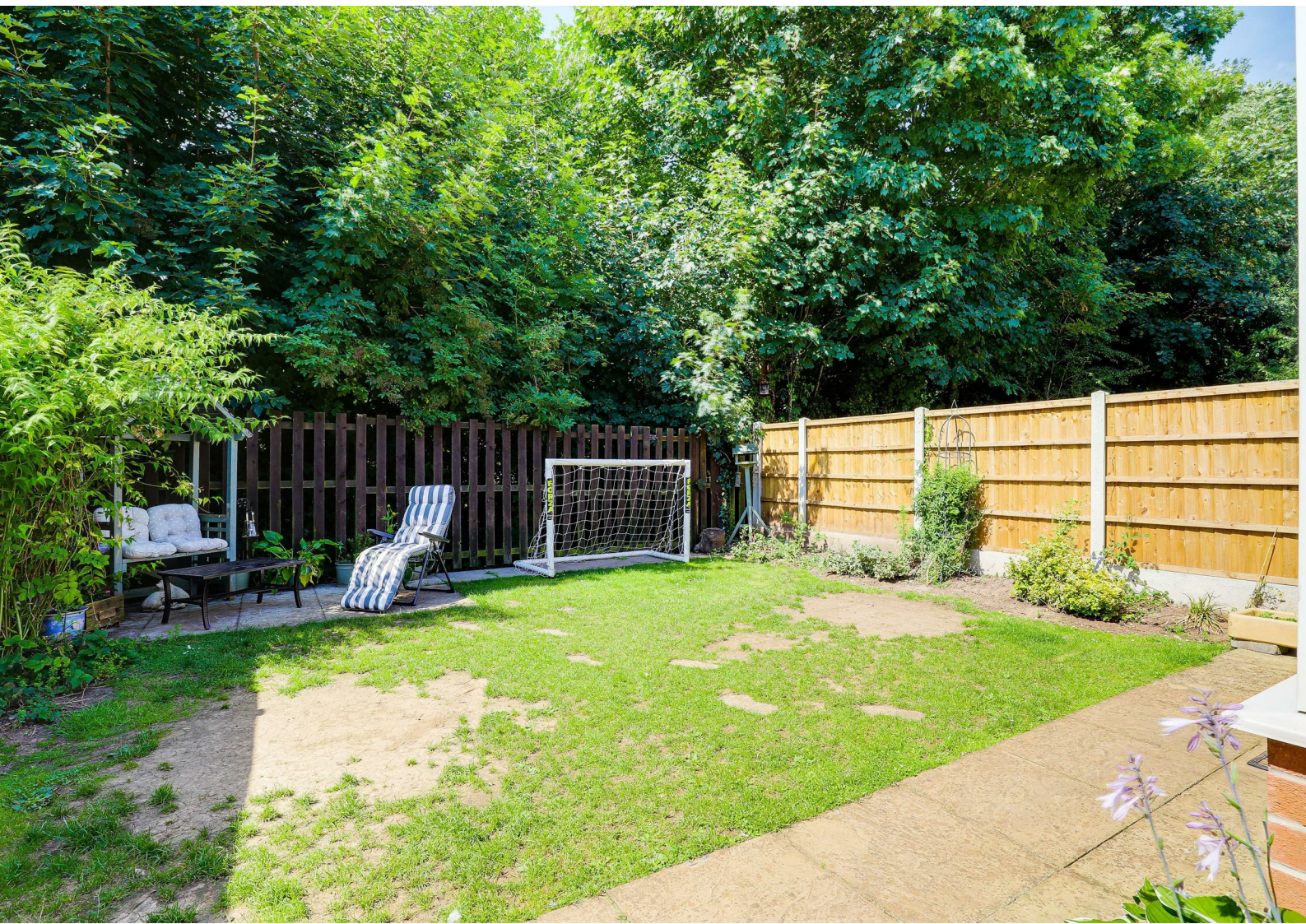
MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

6'2" x 12'2" (1.89m x 3.71m)

The hallway has a UPVC double glazed obscure window to the side elevation, wood-effect flooring, carpeted stairs, and a single door providing access into the accommodation.

### W/C

2'10" x 6'2" (0.87m x 1.89m)

This space has a UPVC obscure window to the side elevation, a wall-mounted wash basin with a splashback, a radiator, and wood-effect flooring.

### Kitchen

9'6" x 7'9" (2.90m x 2.37m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob, and extractor fan, space and plumbing for a washing machine and dishwasher, a radiator, a tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

### Living Room

13'6" x 16'2" (4.14m x 4.95m)

The living room has wood-effect flooring, an in-built cupboard, a TV point, a radiator, space for a dining table, and sliding patio doors opening into the conservatory.

### Conservatory

10'4" x 12'11" (3.17m x 3.96m)

The conservatory has tiled flooring, a radiator, UPVC double glazed window surround, a Polycarbonate roof, and French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'9" x 9'3" (2.38m x 2.82m)

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

### Bedroom One

9'2" x 9'0" (2.80m x 2.75m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

### Bedroom Two

8'2" x 11'5" (2.49m x 3.49m)

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

### Bedroom Three

6'6" x 7'8" (1.99m x 2.34m)

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

### Bathroom

6'3" x 6'7" (1.92m x 2.03m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, a chrome heated towel rail, a recessed spotlights, partially tiled walls, and tiled flooring

## OUTSIDE

### Front

To the front of the property is a lawn, courtesy lighting, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a shed, patio areas, planted borders, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

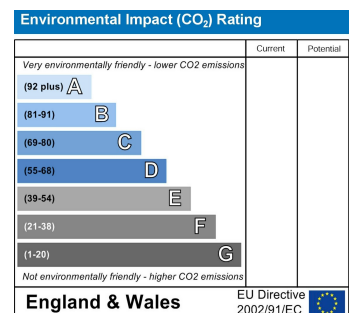
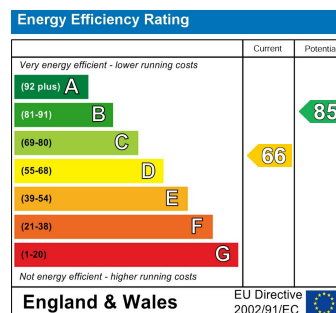
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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.  
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