

HoldenCopley

PREPARE TO BE MOVED

Bendigo Lane, Colwick, Nottinghamshire NG2 4EH

Guide Price £300,000 - £325,000

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IMMACULATELY PRESENTED DETACHED HOUSE...

This stunning four-bedroom detached home offers spacious accommodation and is immaculately presented throughout, making it the perfect choice for a family buyer looking to move straight in. Situated in a sought-after location, the property is within close proximity to a range of local amenities, including Colwick Country Park, shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall leading to a convenient W/C, a generous living room, and a separate dining room featuring double French doors that open out to the rear garden. The modern fitted kitchen is equipped with high-quality integrated appliances and benefits from an adjoining utility room for added practicality. A garage provides additional storage. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master suite enjoying the luxury of an en-suite bathroom and a sliding door opening to a charming Juliet balcony. A stylish three-piece family bathroom and loft access complete the upper level. The property is also fitted with a HIVE smart heating system for enhanced energy efficiency and convenience, along with CCTV for added security and peace of mind. Externally, the front of the property boasts a well-maintained lawn garden and a spacious double driveway, while the rear presents a private, south-facing garden with a patio and a well-kept lawn—perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Double Driveway & Storage Garage
- Private Enclosed South-Facing Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has paquet style LVT flooring, carpeted stairs, a column radiator, a panelled feature wall and a single UPVC door providing access into the accommodation.

W/C

2’9" x 4’11" (0.86m x 1.51m)

This space has a low level flush W/C, a wall-mounted corner wash basin with a tiled splashback, tiled flooring, partially tiled walls and a UPVC double-glazed obscure window to the front elevation.

Living Room

15’1" x 11’10" (4.60m x 3.62m)

The living room has a UPVC double-glazed window to the front elevation, parquet style LVT flooring, a panelled feature wall, a column radiator and wall-mounted light fixtures.

Dining Room

10’4" x 14’11" (3.17m x 4.57m)

The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, a radiator, a built-in cupboard, recessed spotlights and UPVC double French doors providing access out to the garden.

Kitchen

11’5" x 9’5" (3.50m x 2.89m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, an integrated dishwasher and two Neff sliding door ovens, a Bosch hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, tiled flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

6’1" x 8’5" (1.86m x 2.59m)

The utility room has a handleless fitted base units with a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, a radiator, a wall-mounted Worchester boiler, an extractor fan and a single composite door providing side access.

FIRST FLOOR

Landing

6’2" x 7’11" (1.88m x 2.42m)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11’6" x 16’6" max (3.53m x 5.04m max)

The main bedroom has a UPVC sliding door opening out to the Juliet balcony, laminate flooring, a vertical radiator, recessed spotlights and access into the en-suite.

En-Suite

4’6" x 7’4" (1.38m x 2.259m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a vertical radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8’5" x 11’10" (2.57m x 3.63m)

The second bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a built-in wardrobe.

Bedroom Three

8’4" x 9’6" (2.56m x 2.92m)

The third bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and a built-in wardrobe.

Bedroom Four

6’11" x 7’4" (2.11m x 2.24m)

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

Bathroom

8’8" x 5’11" (2.66m x 1.81m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower with a glass shower screen, tiled flooring and walls, a vertical mirrored radiator, a built-in cupboard, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Garage

8’8" x 9’10" (2.66m x 3.02m)

The garage has an up and over garage door.

OUTSIDE

Front

To the front is a garden with a lawn, a double driveway and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

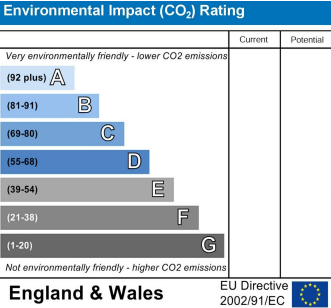
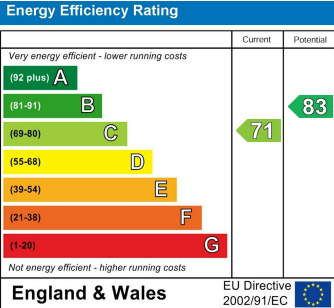
The vendor has advised the following:

Property Tenure is Freehold

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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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