

HoldenCopley

PREPARE TO BE MOVED

Pool Meadow, Colwick, Nottinghamshire NG4 2DF

£450,000

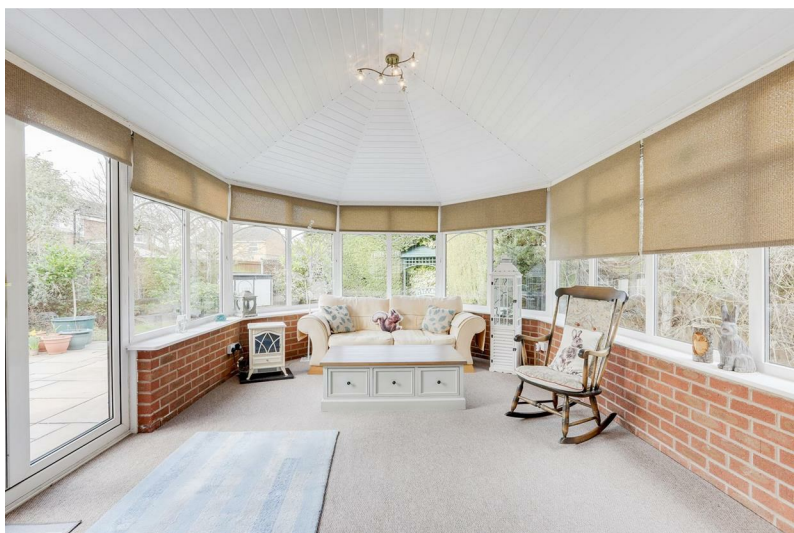
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DETACHED FAMILY HOME...

This substantial detached home provides generous and well-designed living space, both indoors and outdoors, making it an excellent choice for a growing family. Well- presented throughout, the property is nestled in a quiet cul-de-sac within a highly desirable location and enjoys the added charm of facing onto the picturesque River Trent. Its position also offers convenient access to a range of amenities, excellent transport links, and falls within the catchment area of highly regarded schools. Upon entering the property, a porch leads into a spacious entrance hall with access into the living room, featuring a charming bay window. Adjacent to this, the dining room provides a seamless connection to the generously sized conservatory, which benefits from double French doors opening out to the rear garden. Additionally, the entrance hall grants access to a separate study, ideal for those working from home, as well as a fitted kitchen that is both functional and stylish. The kitchen conveniently leads to a utility room and a ground-floor W/C, ensuring practicality for daily living. The first floor accommodates four well-proportioned bedrooms, with the main bedroom enjoying the added luxury of a private en-suite. A modern three-piece family bathroom serves the remaining bedrooms. Externally, the front of the property is beautifully maintained, featuring courtesy lighting, a neatly manicured lawn with a central planted area, and an additional lawn section. Gated access leads to the rear garden, while a double driveway provides ample off-road parking and access to the double garage. The rear garden is equally impressive, boasting a spacious patio area perfect for outdoor dining and entertaining. A well-kept lawn is complemented by a variety of established shrubs and bushes. A further seating area offers a tranquil retreat, all enclosed within a hedged and fence-panelled boundary, with gated access for added convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Double Garage & Driveway
- Enclosed Rear Garden
- Riverside Location & Views





GROUND FLOOR

Porch

5'6" x 3'7" (1.69m x 1.11m)

The porch has ceramic tiled flooring, a radiator, coving to the ceiling, a UPVC double glazed obscure stained glass window to the front elevation, and a composite door opening to the front garden.

Entrance Hall

17'8" x 6'7" (5.41m x 2.01m)

The entrance has carpeted flooring, coving to the ceiling, an in-built cupboard, and a door providing access into the accommodation.

Living Room

17'11" x 10'11" (max) (5.48m x 3.34m (max))

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a feature fireplace with a decorative surround and marble effect hearth, a TV point, coving to the ceiling, carpeted flooring, and double French doors providing additional access to the dining room.

Dining Room

10'7" x 10'3" (3.25m x 3.14m)

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

Conservatory

18'8" x 11'2" (5.71m x 3.42m)

The conservatory has carpeted flooring, a UPVC double glazed surround, and double French door opening to the rear garden.

Study

7'3" x 7'0" (2.22m x 2.15m)

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

Kitchen/Diner

12'9" x 11'4" (3.89m x 3.47m)

The kitchen diner has a range of fitted base units and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge, space for a dining table, a radiator, recessed spotlights, tiled splash back, vinyl flooring, and a UPVC double glazed window to the rear elevation.

Utility Room

7'10" x 5'2" (2.39m x 1.59m)

The utility room has a fitted base units and a full heights matching unit with a worktop, space and plumbing for a washing machine, space for an under-counter fridge, a wall-mounted boiler, tiled splash back, vinyl flooring, a UPVC double glazed window to the side elevation, and a door providing access to the rear garden.

W/C

5'3" x 4'5" (1.62m x 1.36m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a radiator, and vinyl flooring.

FIRST FLOOR

Landing

11'2" x 10'3" (max) (3.41m x 3.14m (max))

The landing has carpeted flooring, two in-built cupboards, access into the partially boarded loft, and access to the first floor accommodation.

Bedroom One

14'6" x 13'8" (max) (4.43m x 4.18m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, a ceiling mounted fan, wood-effect flooring, and access into the en-suite.

En-Suite

6'11" x 5'5" (max) (2.13m x 1.67m (max))

The en-suite has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

Bedroom Two

11'6" x 9'1" (max) (3.53m x 2.78m (max))

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

Bedroom Three

10'8" x 9'3" (3.26m x 2.83m)

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

Bedroom Four

10'8" x 8'11" (3.26m x 2.72m)

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

Bathroom

7'10" x 7'7" (max) (2.40m x 2.32m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a P Shaped panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To The front of the property is courtesy lighting, a lawn with a central planted area, a further lawn area, gated access to the rear garden, and a double driveway with access to the double garage, and additional gated access to the riverside.

Double Garage

17'2" x 17'1" (5.24m x 5.21m)

The double garage has a door opening to the rear garden, ample storage space, lighting, electrics, access to a boarded loft, and double up-and-over doors opening onto the driveway, potential for extension over the garage/utility area subject to appropriate planning permission.

Rear

To the rear of the property is a good sized garden with a patio area, a lawn, paving to the side of the conservatory with access to a large storage shed, a planted area with established shrubs and bushes, a further seating area, a hedged and 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 1800Mbps and Upload Speed 220Mbps

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

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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 license 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

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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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