

HoldenCopley

PREPARE TO BE MOVED

Crosslands Meadow, Colwick, Nottinghamshire NG4 2DJ

Guide Price £425,000

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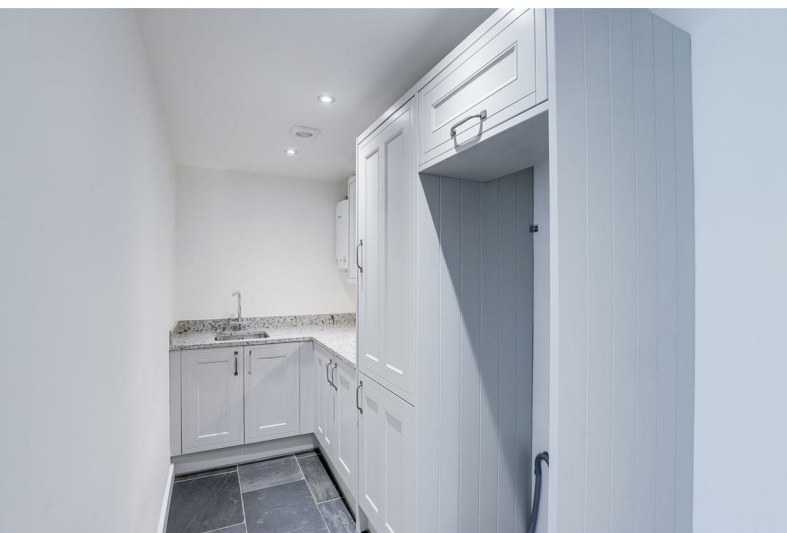


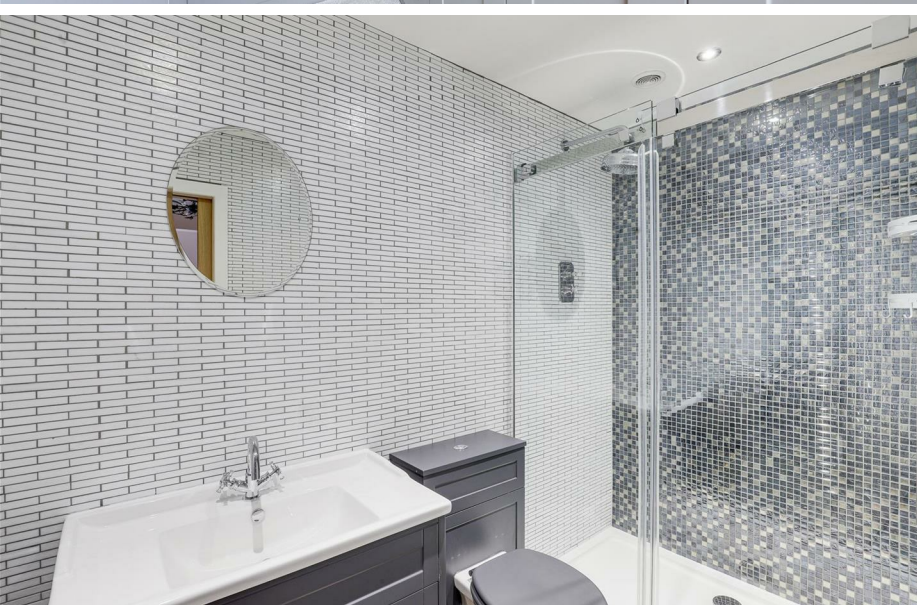
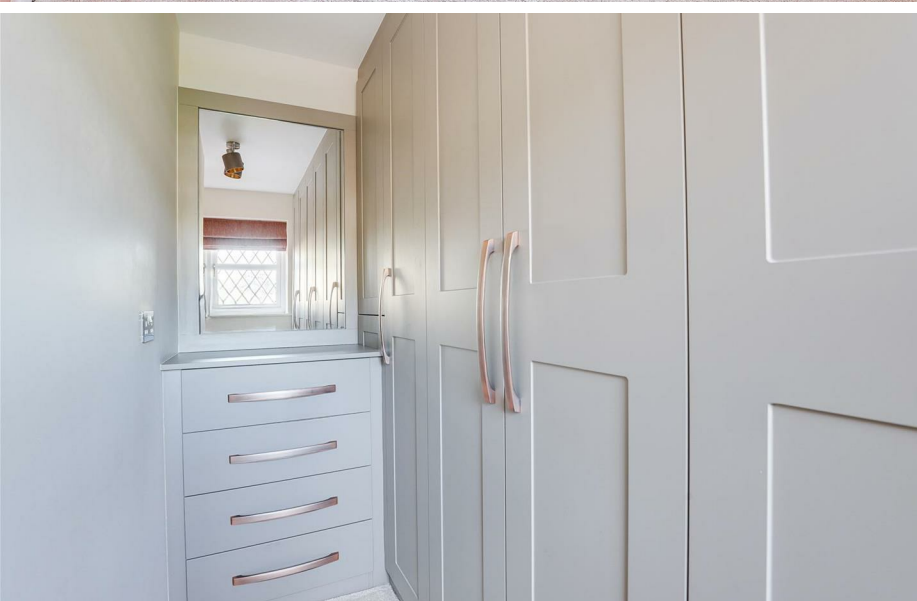
GUIDE PRICE - £425,000 - £450,000

NO UPWARD CHAIN...

This beautifully presented four-bedroom detached house offers a superb blend of modern living and versatile spaces, making it the ideal family home. Offered to the market with no upward chain, the property is perfectly positioned within close proximity to Colwick Country Park, The River Trent, and direct access to Colwick Park Fields, as well as being well-served by excellent transport links and a variety of local amenities. Step inside to discover a welcoming entrance hall featuring practical storage solutions, leading to a spacious living room that is filled with natural light through a front-facing window and double French doors that open out to the rear garden. At the heart of the home, the expansive open-plan kitchen, dining, and living area is a true showstopper, designed to cater to every family need. Boasting a sleek, modern kitchen, ample dining space, and a comfortable seating area, this room is flooded with natural light through a skylight window, a full-height window, and bi-fold doors seamlessly connecting indoor and outdoor spaces. Completing the ground floor is a practical utility room and W/C. Upstairs, the property offers three spacious double bedrooms and a comfortable single bedroom. The main bedroom features its own dressing area and a stylish en-suite. The second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. Outside, the property continues to impress. To the front, a driveway provides ample off-road parking and access to the garage, while a garden area with a neat lawn, mature trees, and hedging adds to the kerb appeal. To the rear, the enclosed garden offers a well-maintained lawn bordered by established trees and shrubs, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Open-Plan Modern Kitchen
Diner
- Utility Room & Ground Floor
W/C
- Two En-Suites & Family
Bathroom
- Driveway & Double Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'5" x 6'3" (2.27m x 1.91m)

The entrance hall has slate tiled flooring, recessed spotlights, fitted storage cupboards, a skylight window and a single door providing access into the accommodation.

Hallway

12'0" max x 11'3" (3.68m max x 3.45m)

The hallway has slate tiled flooring, carpeted stairs and ceiling coving.

Living Room

21'7" x 11'8" (6.60m x 3.58m)

The living room has carpeted flooring, two radiators, ceiling coving, a recessed chimney breast alcove with a hearth and a wooden beam, a UPVC double-glazed bow window to the front elevation and double French doors opening out to the rear garden.

Open-Plan Kitchen Diner

26'5" max x 21'5" (8.07m max x 6.54m)

The kitchen diner has a range of fitted base and wall units with quartz worktops and feature island, a Belfast-style sink with a swan neck mixer tap, a freestanding Smeg cooker and extractor hood, an American fridge freezer, recessed spotlights, slate tiled flooring with underfloor heating, two skylight windows, a full-height double-glazed window to the rear elevation and bi-fold doors opening out to the rear garden.

Utility Room

13'1" x 5'1" (3.99m x 1.56m)

The utility room has fitted base and wall units with quartz worktops, an undermount stainless steel sink with a mixer tap, a wall-mounted boiler, recessed spotlights, an extractor fan, slate tiled flooring with underfloor heating and internal access to the garage.

W/C

4'10" x 4'2" (1.48m x 1.28m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, partially tiled walls, slate tiled flooring, ceiling coving and an extractor fan.

FIRST FLOOR

Landing

9'1" max x 6'3" (2.79m max x 1.91m)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

16'3" max x 11'7" (4.96m max x 3.54m)

The main bedroom has carpeted flooring, a radiator, access to the dressing area and en-suite and a UPVC double-glazed window to the side elevation.

Dressing Area

8'11" x 2'5" (2.73m x 0.76m)

The dressing has carpeted flooring and fitted floor-to-ceiling wardrobes.

En-Suite

8'5" x 4'7" (2.57m x 1.40m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower, a heated towel rail, slate tiled walls and flooring, recessed spotlights and an extractor fan.

Bedroom Two

12'0" x 11'8" (3.68m x 3.56m)

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

6'8" x 6'0" (2.04m x 1.83m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Three

11'8" max x 9'4" (3.56m max x 2.87m)

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

Bedroom Four

9'7" max x 8'8" (2.93m max x 2.65m)

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

Bathroom

8'2" x 5'6" (2.51m x 1.70m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls and flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Double Garage

19'1" x 18'2" (5.84m x 5.56m)

The garage has power supply, courtesy lighting, a UPVC double-glazed window to the front elevation and an electric sectional door.

Rear

To the rear of the property is an enclosed garden with a lawn bordered by established trees and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottinghamshire County Council - Band E

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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 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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

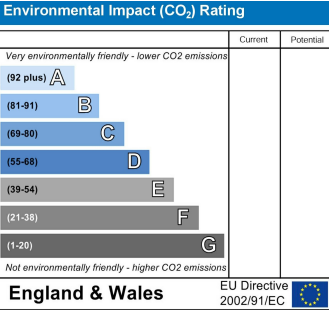
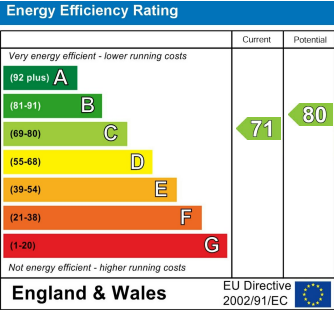
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

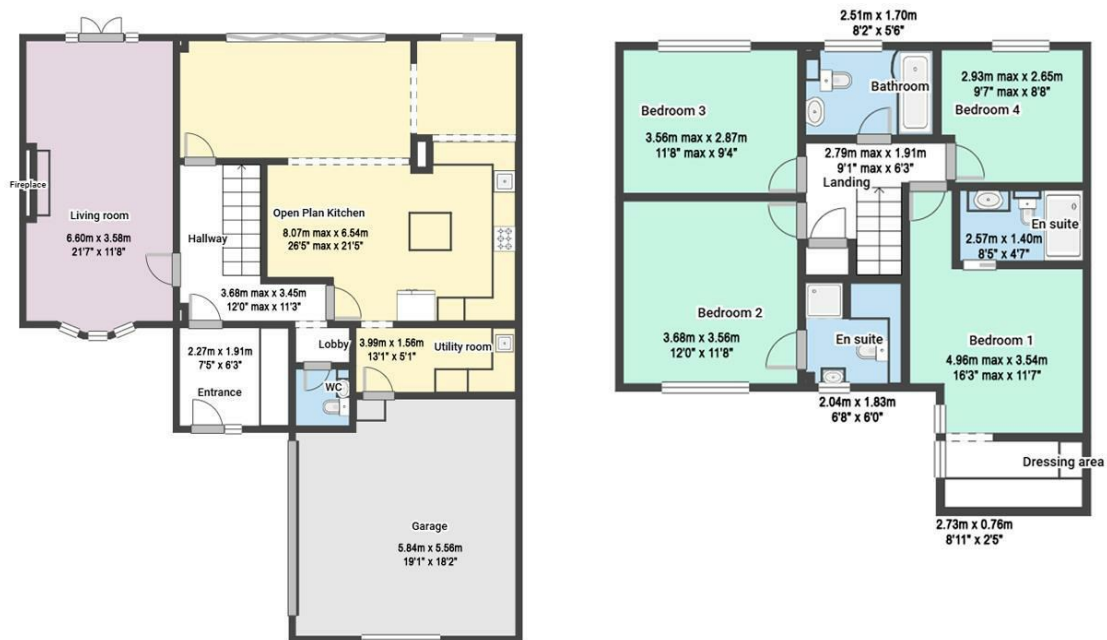
Any Legal Restrictions – No

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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