

HoldenCopley

PREPARE TO BE MOVED

Swan Meadow, Colwick, Nottinghamshire NG4 2ET

Guide Price £500,000 - £550,000

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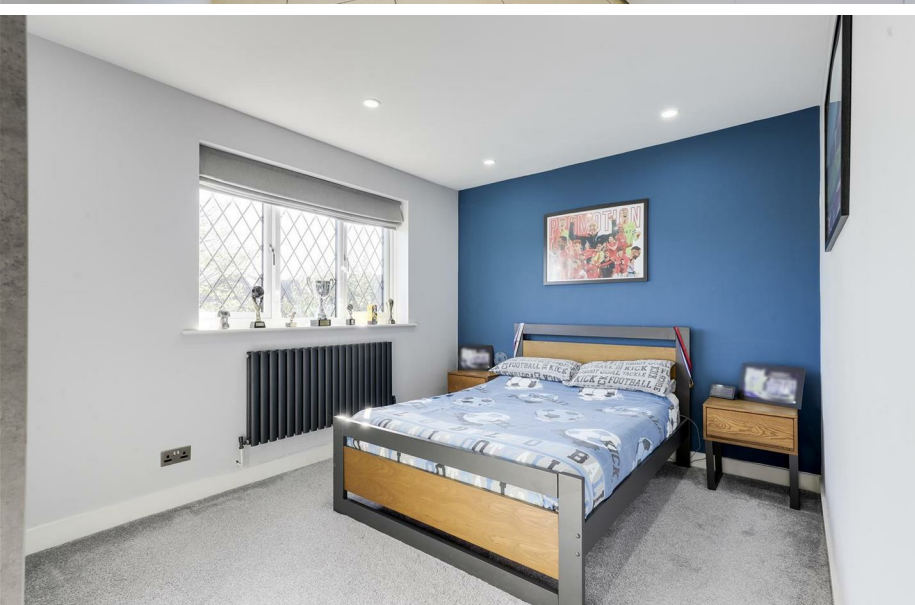
GUIDE PRICE: £500,000 - £550,000

LOCATION, LOCATION, LOCATION...

This substantial four-bedroom detached house is exceptionally well presented throughout, offering an abundance of space perfectly suited to a growing family. Tucked away in a highly sought-after cul-de-sac location, the property occupies a prime position opposite Colwick Park and Lakes, while enjoying stunning views across the River Trent. Internally, the ground floor is arranged with family living in mind, featuring an inviting entrance hall, an inner hall, and a spacious lounge diner complete with a traditional inglenook-style fireplace. There is also a dedicated office, a modern WC, and the true heart of the home – a stylish breakfast kitchen. This space boasts a range of integrated appliances, underfloor heating, a Bluetooth surround system, and impressive bi-folding doors that seamlessly extend the living area onto the rear patio. A separate utility room adds practicality, while oak internal doors throughout provide a high-quality finish. The first floor hosts four generously sized double bedrooms, serviced by a contemporary shower suite. The master bedroom further benefits from a luxurious four-piece en-suite, complete with a freestanding bath. In addition, the landing offers access to a boarded loft for extra storage. Externally, the property is equally impressive, with a large driveway providing off-street parking for multiple vehicles and access to a double detached garage. Currently transformed into a games room, this versatile space is ideal for entertaining. To the rear, a private enclosed garden features a patio area and lawn, offering the perfect spot for relaxing or hosting family gatherings.

MUST BE VIEWED





- Substantial Detached House With Riverside Views
- Four Double Bedrooms
- Spacious Lounge / Diner With Inglenook Fireplace
- Stunning Modern Breakfast Kitchen With Bluetooth Surround System & Large Bi-Fold Doors
- Office Space, Utility & WC
- Shower Room & Separate Four-Piece En-Suite
- Double Garage / Games Room
- Well-Maintained Garden
- Ample Off-Road Parking
- Sought-After Location





GROUND FLOOR

Entrance Hall

5’8" x 4’10" (1.73m x 1.49m)

The entrance hall has tiled flooring, coving to the ceiling, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

Hallway

17’5" x 7’11" (5.31m x 2.42m)

The inner hall has tiled flooring with underfloor heating, carpeted stairs, an in-built under stair cupboard with a circular double-glazed window, a radiator, and an in-built cupboard.

WC

5’2" x 3’11" (1.58m x 1.21m)

This space has a low level dual flush WC, a wash basin with fitted storage underneath, a wall-mounted illuminated mirror, a radiator, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Office

8’4" x 5’0" (2.55m x 1.53m)

The office has dual-aspect UPVC double-glazed windows, tiled flooring with underfloor heating, and a radiator.

Kitchen

21’5" x 11’11" (6.53m x 3.65m)

The kitchen has a range of fitted gloss handleless base and wall units with granite worktops and a central breakfast bar island featuring a moving electric power point, under-cabinet lighting, an undermount sink with a swan neck mixer tap, an integrated dishwasher, an integrated NEFF hide and slide oven, an integrated NEFF combination micro oven, an integrated NEFF warming drawer, an induction hob with an angled NEFF extractor fan, two integrated wine coolers, space for an American-style fridge freezer, tiled flooring with underfloor heating, recessed spotlights, in-ceiling speakers with a Bluetooth surround system, open access into the utility room, and large aluminium bi-folding doors opening out onto the rear patio.

Utility Room

7’8" x 5’4" (2.34m x 1.64m)

The utility room has fitted gloss handleless base and wall units with a granite worktop, under-cabinet lighting, an integrated washing machine and tumble-dryer, tiled flooring with underfloor heating, a singular recessed spotlight, an aluminium double-glazed window to the side elevation, and a single aluminium double-glazed door providing side access.

Lounge / Diner

27’2" x 11’3" (8.30m x 3.43m)

The open plan lounge and dining area has a wood-framed double-glazed window to the front elevation and a wood-framed double-glazed bay window to the rear elevation, carpeted flooring, a TV point, coving to the ceiling, two radiators, and an inglenook fireplace.

Inglenook Fireplace / Chimney

7’8" x 2’11" (2.34m x 0.66m)

This traditional inglenook fireplace has exposed red brick pillars framing either side, a tiled hearth, a decorative gas fire, a chunky wooden mantel, and two wood framed double-glazed windows.

FIRST FLOOR

Landing

15’10" x 2’11" (4.83m x 0.89m)

The landing has a wood framed double-glazed window to the front elevation, carpeted flooring, recessed dimmable spotlights, a feature hanging light, access to the boarded loft, and provides access to the first floor accommodation.

Master Bedroom

12’7" x 10’4" (3.85m x 3.17m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and access into the en-suite.

En-Suite

8’11" x 8’9" (2.73m x 2.67m)

The en-suite has a concealed flush WC, a sunken wash basin with fitted storage underneath, recessed spotlights above, an electrical shaving point, a shower enclosure, a freestanding roll top bath with claw feet and central taps, a heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12’11" x 11’0" (3.95m x 3.37m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, a radiator, and a range of fitted furniture including wardrobes and over-the-bed storage cupboards with lighting.

Bedroom Three

12’11" x 9’6" (3.95m x 2.90m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and a fitted wardrobe with storage cupboards.

Bedroom Four

10’4" x 8’11" (3.16m x 2.73m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, and a vertical radiator.

Shower Room

7’4" x 4’9" (2.25m x 1.46m)

The shower room has a concealed dual flush WC, a vanity unit wash basin, an electrical shaving point, a double walk-in shower enclosure with an overhead rainfall shower, tiled flooring, fully tiled walls, a heated towel rail, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a double-width driveway, a lawned area, external lighting, a patio seating area, and gated access to the rear garden.

Double Garage / Games Room

19’3" x 17’9" (5.89m x 5.43m)

This versatile space has carpeted flooring, recessed spotlights, loft access, a single UPVC door providing side access, and double French doors with integral blinds opening out to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio areas, external lighting, a lawn, a range of mature trees, plants and shrubs, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal -
- 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 - Gedling Borough Council - Band F
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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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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