

# HoldenCopley

PREPARE TO BE MOVED

Hotspur Drive, Nottingham, NG4 2BS

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Guide Price £220,000 - £240,000



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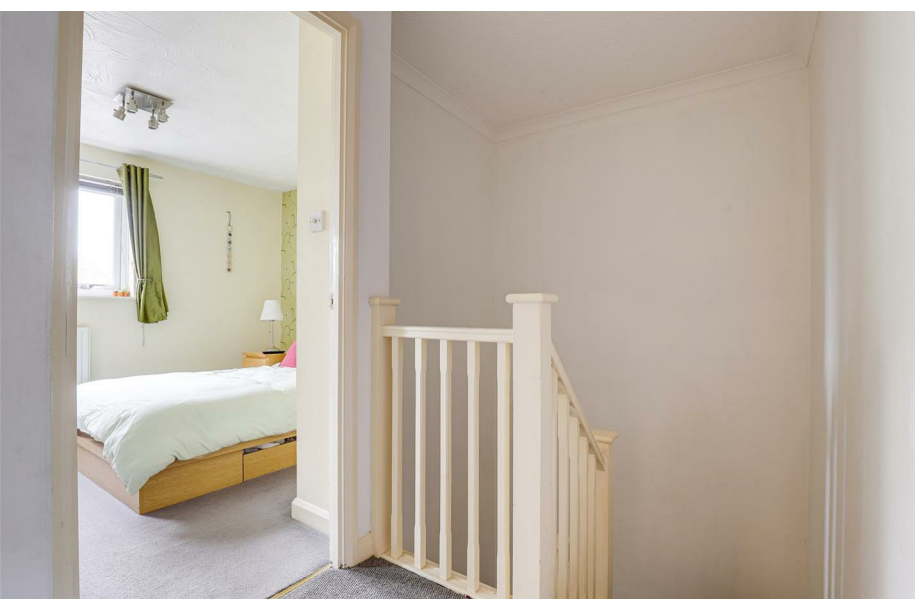
LOCATION, LOCATION, LOCATION...

This semi-detached house presents an excellent opportunity for a variety of buyers seeking a low-maintenance home in a highly desirable area. Located in a sought-after neighbourhood, the property offers convenient access to local shops, well-regarded schools, and excellent transport links. For those who enjoy the outdoors, Colwick Country Park is just a short distance away, providing a perfect setting for weekend walks and leisure activities. The ground floor comprises a welcoming entrance hall, leading to a fitted kitchen and a study, both positioned at the front of the property. At the rear, a spacious living room features sliding doors that open into a conservatory, creating a light-filled space with direct access to the rear garden. On the first floor, there are three bedrooms, including a master bedroom with the benefit of an en-suite shower room. The floor is completed by a modern three-piece family bathroom. Externally, the property boasts a front lawn, driveway, and courtesy lighting, while the rear garden is fully enclosed and thoughtfully designed, featuring a decked patio area, a lawn, a shed, and a fence-panelled boundary, offering both privacy and space for outdoor living.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room & Study
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- En-Suite To The First Floor
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3\*2" x 12\*4" (0.97m x 3.77m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, coving to the ceiling, and a UPVC door providing access into the accommodation.

Kitchen

16\*10" x 7\*5" (5.15m x 2.28m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a range cooker, an extractor hood, space for an American fridge freezer, plumbing for a washing machine and dishwasher, space for a tumble dryer, a radiator, recessed spotlights, tiled splashback, tiled flooring, and two UPVC double glazed windows to the front and side elevation.

Study

12\*4" x 6\*1" (3.76m x 1.86m)

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

Living Room

18\*1" x 10\*11" (5.52m x 3.35m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, an in-built cupboard, coving to the ceiling, wood-effect flooring, and sliding patio doors opening to the conservatory.

Conservatory

9\*0" x 8\*0" (2.75m x 2.46m)

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

FIRST FLOOR

Landing

6\*10" x 4\*11" (2.10m x 1.51m)

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

Master Bedroom

10\*7" x 12\*6" (3.24m x 3.82m)

The main bedroom has a UPVC double glaze window to the front elevation, a radiator, a fitted wardrobe with sliding mirrored doors, carpeted flooring, and access into the en-suite.

En-Suite

7\*8" x 5\*5" (2.34m x 1.67m)

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 shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

8\*10" x 7\*10" (2.70m x 2.41m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving tot he ceiling, recessed spotlights, and carpeted flooring.

Bedroom Three

8\*11" x 7\*10" (2.73m x 2.41m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving tot he ceiling, recessed spotlights, and carpeted flooring.

Bathroom

7\*5" x 5\*5" (2.27m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, and a driveway.

Rear

To the rear of the property is an enclosed garden with a decked patio area , a lawn, a shed, and a fence panelled boundary.

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 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.

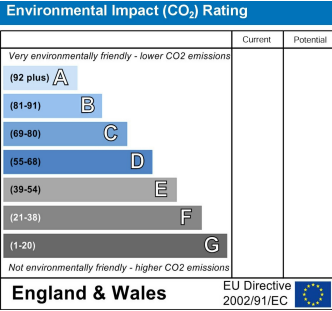
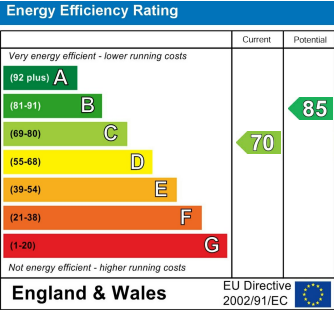
The vendor has advised the following:

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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