

HoldenCopley

PREPARE TO BE MOVED

Crosslands Meadow, Nottingham, NG4 2DJ

Guide Price £450,000

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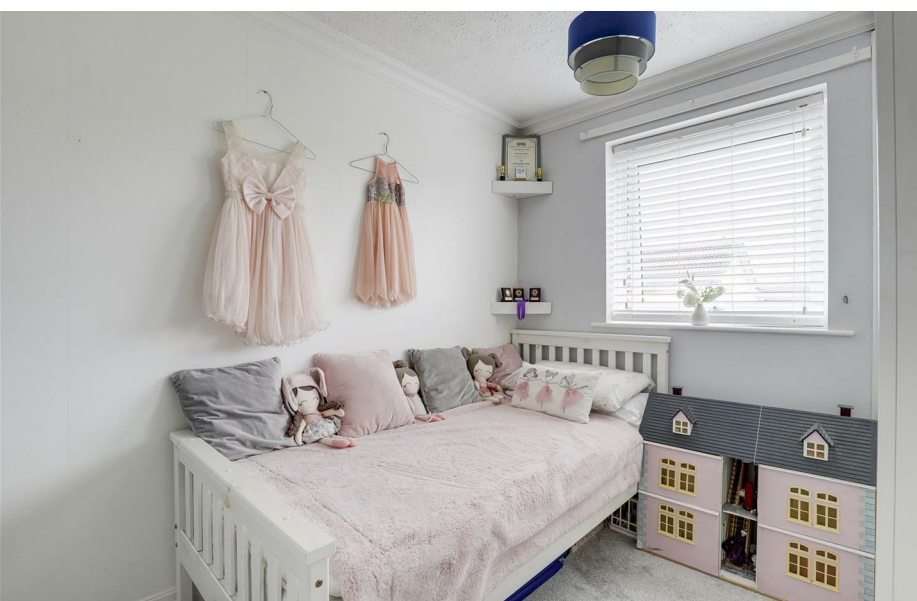
GUIDE PRICE £450,000

SPACIOUS FAMILY HOME...

This exceptionally well-presented detached family home offers generous living space and a versatile layout, making it ideal for a growing family. Located a short distance from Colwick Country Park and within easy reach of local shops, schools, and a variety of amenities, the property also benefits from excellent transport links, providing convenient access to the surrounding areas. The ground floor features a welcoming entrance hall leading to a versatile office, perfect for those working from home, and a practical downstairs W/C. The spacious living room, flooded with natural light, benefits from sliding patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. The living room leads to an additional reception area, which in turn opens into a modern fitted kitchen diner. The kitchen boasts contemporary units and integrated appliances, with bi-folding doors that open onto the rear garden, ideal for entertaining or enjoying family meals. At the front of the property, there is a further flexible room currently used as a home gym, offering a range of potential uses to suit the needs of the new owners. Upstairs, the property offers four generous bedrooms, including a main bedroom with a private en-suite shower room, providing a tranquil retreat. The first floor is completed by a stylish three-piece family bathroom. Externally, the home offers a front garden with courtesy lighting, a neatly maintained lawn, and a driveway providing off-street parking, along with gated access to the rear. The enclosed rear garden is a particular highlight, featuring multiple patio seating areas, a summer house, a well-kept lawn, and a combination of fencing and hedging for added privacy. This outdoor space is perfect for family gatherings, relaxing, or enjoying the warmer months in privacy.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Office & Gym
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off-Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'5" x 6'1" (3.50m x 1.86m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, coving to the ceiling, a radiator, and a composite door providing access into the accommodation.

W/C

6'7" x 3'9" (2.03m x 1.16m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splashback, an extractor fan, and wood-effect flooring.

Office

7'3" x 6'8" (2.21m x 2.04m)

The office has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Living Room

23'10" x 10'6" (7.28m x 3.22m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a radiator, coving to the ceiling, wood flooring, and sliding patio doors opening to the rear garden.

Reception room

16'2" x 13'2" (4.95m x 4.03m)

The reception room has a base unit with an integrated wine fridge, a radiator, recessed spotlights, wood-effect flooring bi-folding doors opening to the rear garden, and open access into the kitchen diner.

Kitchen/Diner

17'11" x 15'7" (5.47m x 4.76m)

The kitchen/diner has a range of modern fitted base and wall units with Quartz worktops and a central island with a dining table, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, ceramic hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, two radiators, a TV point, recessed spotlights, wood-effect and tiled flooring, and access to the rear garden.

Gym

15'9" x 6'5" (4.82m x 1.97m)

The gym has two UPVC double glazed windows to the front elevation, recessed spotlights, and wood-effect flooring.

FIRST FLOOR

Landing

10'2" max x 5'6" (3.12m max x 1.70m)

The landing has carpeted flooring, coving to the ceiling, recessed spotlights, access to the loft with lighting, and access to the first floor accommodation.

Bedroom One

12'2" x 10'9" (3.71m x 3.28m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

6'7" x 5'4" (2.02m x 1.64m)

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to ceiling tiling, and tiled flooring.

Bedroom Two

11'10" max x 9'10" (3.63m max x 3.00m)

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

Bedroom Three

8'9" max x 8'0" (2.68m max x 2.44m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, recessed spotlights, fitted wardrobe with sliding mirror doors, and carpeted flooring.

Bedroom Four

9'3" x 6'0" (2.82m x 1.83m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, fitted wardrobe with sliding mirror doors, and carpeted flooring.

Bathroom

7'10" x 5'5" (2.39m x 1.67m)

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 panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a heated towel rail, recessed spotlights, waterproof boarding to the walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn, gated access to the rear garden, and a driveway providing off-street parking.

Rear

To the rear of the property is an enclosed garden with patio seating areas, a summer house, a lawn, and a fence panelled and hedged 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.

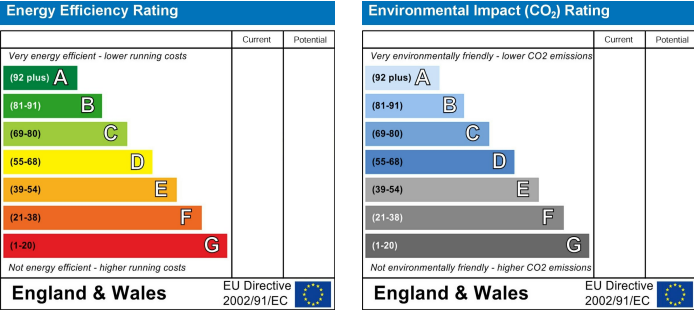
The vendor has advised the following:

Property Tenure is Freehold

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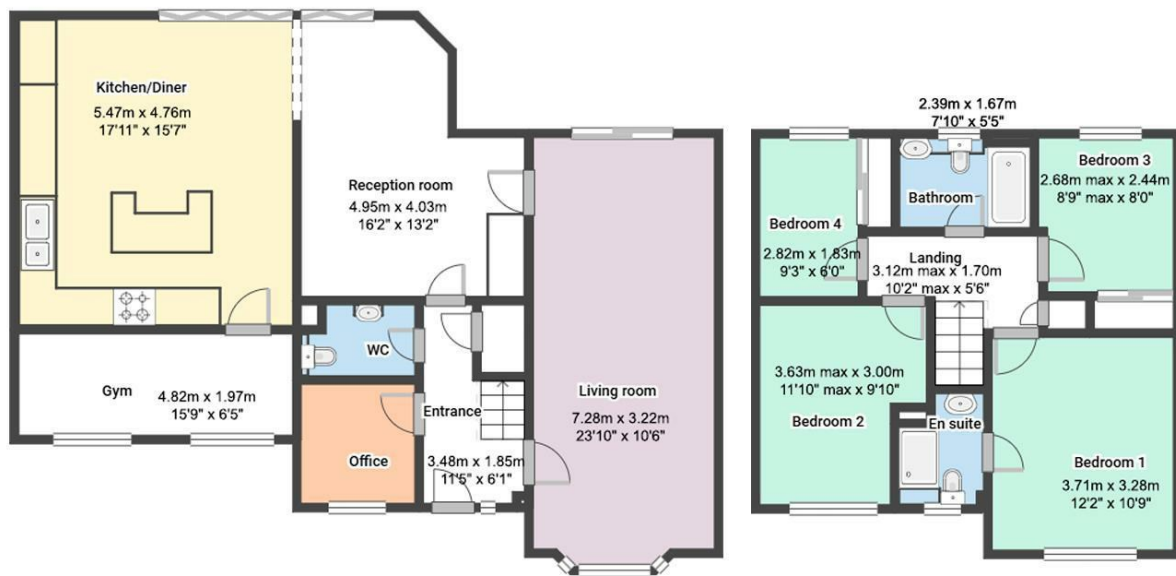
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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