

# HoldenCopley

PREPARE TO BE MOVED

Colonsay Close, Trowell, Nottinghamshire NG9 3RD

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**Guide Price £270,000**

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GUIDE PRICE - £270,000 - £290,000

WELL-PRESENTED THROUGHOUT...

Welcome to this well-presented three-bedroom detached house, a perfect family home nestled in a popular location. Conveniently situated near easy commuting links via the M1 and A52, as well as a variety of local amenities and reputable schools. Upon entering, you are welcomed by an entrance hall that leads into a bright reception room. This inviting space features double doors that open to the modern kitchen diner, creating an open-plan living area ideal for family gatherings and entertaining. The kitchen diner is the heart of the home, equipped with contemporary fixtures and ample space for preparing meals and enjoying family dinners. Adjacent to the kitchen is a conservatory overlooking the garden. Upstairs, you'll find two double bedrooms and a single bedroom. The stylish bathroom boasts modern fixtures and fittings. Outside, the property features a driveway providing off-road parking and a front garden area with a lawn. The private rear garden features a patio seating area perfect for alfresco dining, a well-maintained lawn, and a variety of vibrant plants and shrubs creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Conservatory
- Stylish Bathroom
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'10" x 6'5" (3.93m x 1.96m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

### Living Room

11'2" x 15'7" (3.42m x 4.75m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

### Kitchen Diner

18'1" x 9'0" (5.52m x 2.76m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated electric double oven, an induction hob, extractor fan, washing machine, dishwasher, fridge & freezer, recessed spotlights, a radiator, Karndean flooring, internal bifold door providing access into the conservatory, a UPVC double-glazed window to the rear elevation and a single door providing access to the rear garden.

### Conservatory

9'8" x 9'1" (2.97m x 2.77m)

The conservatory has laminate wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

3'1" x 8'9" (0.96m x 2.68m)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

### Master Bedroom

12'4" x 10'5" (3.78m x 3.20m)

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

### Bedroom Two

10'5" x 10'7" (3.20m x 3.25m)

The second bedroom has exposed wooden flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

6'9" x 7'3" (2.06m x 2.21m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed bow window to the front elevation.

### Bathroom

6'11" x 7'2" (2.12m x 2.19m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, tiled walls, Karndean flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, double gated access to further off-road parking, a lawn and shrubs.

### Rear

To the rear of the property is a private garden with a gravel & patio area, a lawn, a shed, a variety of plants and shrubs and fence panelling boundaries.

## 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 1000Mbps & 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

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

This information was obtained through the directgov website.

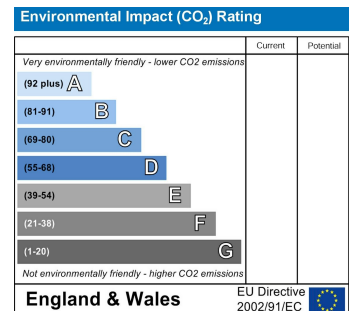
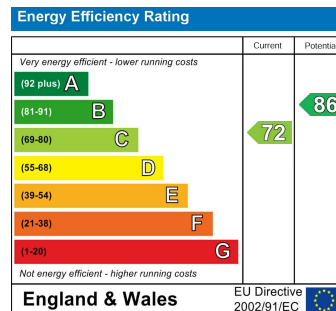
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The vendor has advised the following:

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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