

# HoldenCopley

PREPARE TO BE MOVED

Pool Meadow, Colwick, Nottinghamshire NG4 2DF

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**£475,000**

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## THE PERFECT FAMILY HOME...

This substantial detached house offers expansive and well-appointed accommodation, both inside and out, making it an ideal home for a growing family. Impeccably presented and tastefully decorated throughout, the property is situated in a quiet cul-de-sac within a highly sought-after location, with the added charm of backing onto the River Trent. It also benefits from proximity to various amenities, excellent commuting links, and highly regarded school catchments. The ground floor features an inviting entrance hall, a convenient boot room, a modern kitchen with fitted units and a central breakfast bar, a separate utility room, a spacious living room that flows seamlessly into the dining area, and a W/C. Upstairs, the first floor comprises four well-proportioned bedrooms, all serviced by three stylish bathroom suites. Outside, the front of the property boasts a driveway with access to a double garage, offering ample off-road parking, while the rear features a beautifully maintained garden with multiple patio areas, perfect for outdoor entertaining and relaxation.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Utility & W/C
- Three Bathrooms
- Private Enclosed Garden With Multiple Seating Areas
- Driveway & Double Garage
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'1" x 13'10" (1.86m x 4.24m)

The entrance hall has tiled flooring, coving to the ceiling, carpeted stairs with decorative spindles, a radiator, an in-built under stair cupboard, a wall-mounted security alarm panel, two obscure window panels, and a single wood-effect UPVC door providing access into the accommodation.

### Boot Room

6'11" x 6'3" (2.12m x 1.92m)

This space has tiled flooring, a radiator, wall-mounted coat hooks, and a fitted sliding door wardrobe.

### Kitchen

25'4" x 18'3" (7.74m x 5.57m)

The kitchen has a range of fitted base and wall units, a central breakfast bar island, a stainless steel sink with a mono mixer tap, an integrated double oven, an induction hob with an extractor fan, an integrated microwave, a freestanding dishwasher, a freestanding American-style fridge freezer, tiled flooring, tiled splashback, two radiators, recessed spotlights, wood-effect UPVC double-glazed windows to the side and rear elevation, and a single wood-effect UPVC door providing access to the garden.

### Utility

6'11" x 9'4" (2.13m x 2.86m)

The utility has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, two heated towel rails, tiled flooring, fully tiled walls, and an extractor fan.

### W/C

7'5" x 3'2" (2.28m x 0.97m)

This space has a low level dual flush W/C, a vanity unit wash basin, a heated towel rail, tiled flooring, fully tiled walls, an extractor fan, and a wood-effect UPVC double-glazed obscure window to the side elevation.

### Living Room

16'3" x 11'3" (4.97m x 3.43m)

The living room has a wood-effect UPVC double-glazed bow window to the front elevation, tiled flooring, coving to the ceiling, a media wall with a TV point and a flame-effect feature fireplace, a radiator, and open access into the dining room.

### Dining Room

11'3" x 10'0" (3.44m x 3.06m)

The dining room has tiled flooring, coving to the ceiling, a radiator, and a sliding patio door to access the garden.

## FIRST FLOOR

### Landing

10'10" x 9'9" (3.31m x 2.98m)

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

### Bedroom One

11'4" x 22'0" (3.47m x 6.73m)

The first bedroom has wood-effect UPVC double-glazed windows to the front and rear elevation, carpeted flooring, a radiator, a TV point, a range of fitted furniture including wardrobes and a desk, and access into the en-suite.

### En-Suite

8'9" x 7'6" (2.67m x 2.29m)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin with fitted storage, a wall-mounted hair dryer, a walk-in shower enclosure, floor-to-ceiling tiles, underfloor heating, a radiator with a chrome towel rail, recessed spotlights, an extractor fan, and a wood-effect UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

10'6" x 11'3" (3.21m x 3.45m)

The second bedroom has a wood-effect UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted sliding door wardrobe, and access into the second en-suite.

### En-Suite

6'5" x 7'4" (1.96m x 2.25m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure, a heated towel rail, tiled flooring, fully tiled walls, an extractor fan, and a wood-effect UPVC double-glazed obscure window to the front elevation.

### Bedroom Three

9'2" x 13'0" (2.81m x 3.97)

The third bedroom has a wood-effect UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Four

6'11" x 10'11" (2.13m x 3.35m)

The fourth bedroom has a wood-effect UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

6'2" x 6'8" (1.89m x 2.05m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with jets and an overhead mains-fed shower, a bi-folding shower screen, a heated towel rail, tiled flooring, fully tiled walls, an extractor fan, and a wood-effect UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, access into the double garage, a wall-mounted car charging point, a range of established plants and shrubs, and fence panelled boundaries.

### Double Garage

17'8" x 20'8" (5.40m x 6.31m)

The double garage is equipped with power points, ceiling strip lights, a wall-mounted boiler, and two up-and-over doors leading to the front driveway, one of which is electric.

### Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a lawn, a range of established trees, plants and shrubs, an additional patio area, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast available - 1000 Mbps (download) / 220 Mbps (upload)

Phone Signal – mostly good coverage for 4G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating – Gedling Borough 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.

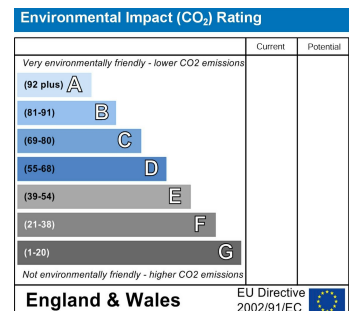
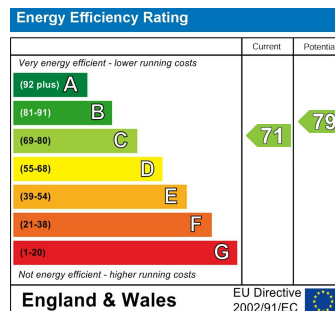
The vendor has advised the following:

Property Tenure is Freehold

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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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