



73 Hotspur Drive,
Colwick, NG4 2BS

TJ
THOMAS
JAMES

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This end town house provides accommodation arranged over two floors including: an entrance hall, a kitchen, and a living room with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the fitted bathroom.

Benefiting from gas central heating, and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden to the front, and a driveway providing off road parking for a number of vehicles.

The property is situated within easy reach of Colwick Country Park, facilities in Colwick, Carlton and Netherfield, and main road routes to West Bridgford and Nottingham City Centre.

Viewing is recommended.

Guide Price £215,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. The entrance hall has a ceiling light point, a radiator, stairs off to the first floor, laminate flooring, and doors into the kitchen, and the living room.

The kitchen has wall and base units, a sink and drainer unit with a mixer tap over, an integrated electric oven, and a gas hob with an extractor hood over. There is a double glazed window to the front, a radiator, part tiled walls, and tiled flooring.

The living room has laminate flooring, two ceiling light points, a radiator, an under stairs storage cupboard, and double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into two bedrooms, and the bathroom.

Bedroom one has a double glazed window to the rear, a ceiling light point, a radiator, and built in wardrobes with mirrored doors.

The bathroom has a P-shaped jacuzzi bath with a Triton electric shower over, a sink with a storage cupboard below, and a wc. There is an obscure double glazed window to the side, tiled flooring, part tiled walls, a wall mounted mirror, and a heated towel rail.

Completing the accommodation, bedroom two has a double glazed window to the front, a ceiling light point, a radiator, and two storage cupboards.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles. There is a low maintenance garden adjacent, outdoor tap, laid to slabs and gravelled beds, giving access to the entrance door. A timber gate gives access to the rear garden.

The rear garden includes two decked seating areas, a paved area, and two circular patio seating areas. Timber fence enclosed, the garden also houses a timber shed.

Council Tax Band

Council Tax Band B. Gedling Borough Council.

Amount Payable 2025/2026 £1,957.32.

Referral Arrangement Note

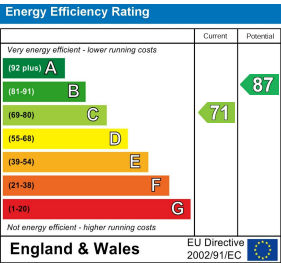
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