



ELITE HOMES

Consultative Estate Agents with Integrity



39 Crosslands Meadow, Colwick, Nottingham
NG4 2DJ

Overview

Prepare to be impressed, this spacious detached family home is ready to move into with no upward chain!

Boasting large open plan kitchen / living / dining room, dual aspect sitting room, 4 double bedrooms, walk in dressing room, 2 en-suite shower rooms, a large family bathroom, separate utility, wc and large double garage.

Key Features

- Spacious Well Presented Detached Family Home
- Fantastic Rear Extension Offering Open Plan Kitchen / Dining / Sitting Room
- Stunning Newly Fitted Kitchen – Central Island, Skylights, Electric Blinds, Bifold Patio Doors & Underfloor Heating
- Separate Utility Room & Downstairs WC
- 4 Good Size Double Bedrooms, 2 Luxurious En-Suites and a Family Bathroom
- Walk in Wardrobe to Main Bedroom
- Dual Aspect Living Room with Log Burner Fireplace
- Good Size Securely Fenced Garden
- Double Garage, Ample Driveway and Front Garden
- No Upward Chain

Accommodation

The property offers expansive and well-appointed accommodation, making it an ideal home for a growing family. Impeccably presented and with the addition of a large rear extension, UPVC glazed windows throughout, underfloor heating and gas central heating.

Ground Floor Accommodation

The ground floor features an inviting entrance porch with an array of built in cloaks and shoe storage with skylight providing natural light. Through to the entrance hall with central staircase and useful downstairs WC. The sitting room is a beautiful dual aspect well proportioned room, with feature log burner and media wall above and patio doors to the garden. The current owners have completed a fantastic rear extension to the property, boasting a large open plan kitchen / dining / living area with an extensive range of units and Quartz worktop. With central island, breakfast bar, Smeg cooker range with 7 gas rings, 2 ovens, grill and drawer, integrated fridge freezer and dishwasher. Large skylights cast natural light into this area with remote opening and electric blinds to the bi fold patio doors to the garden. The utility is a great size with additional sink, continuation of the kitchen units offering great storage and space for washing machine and tumble dryer, the central heating boiler is also housed here. There is a door through to the double garage which offers a great storage facility.

First Floor Accommodation

The first floor comprises of four well-proportioned double bedrooms, a large family bathroom and 2 en-suite shower rooms which have been stylishly appointed. The main bedroom also offers a great walk in dressing room with built in wardrobes and drawers. Off the landing there is a useful airing cupboard and loft access with pull down ladder, part boarded and lighting.

Outside

The front of the property boasts a tarmac driveway offering ample off-road parking, with access to a double garage which has an electric door, power and lighting, an opaque window to the side elevation offering ample storage space and a pedestrian access door to the utility room. The rear garden is beautifully maintained, mainly laid to lawn with established shrubs, small trees and secure fencing.

Location

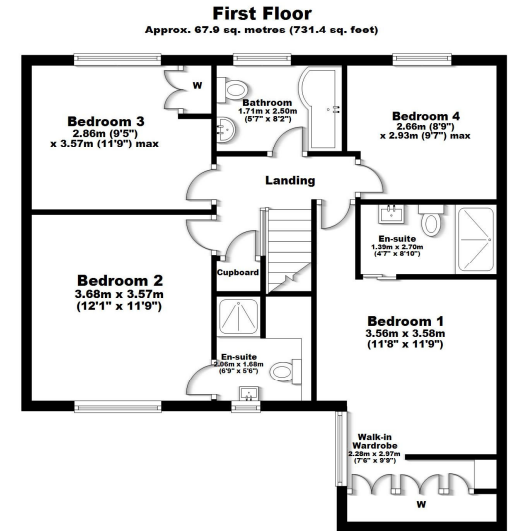
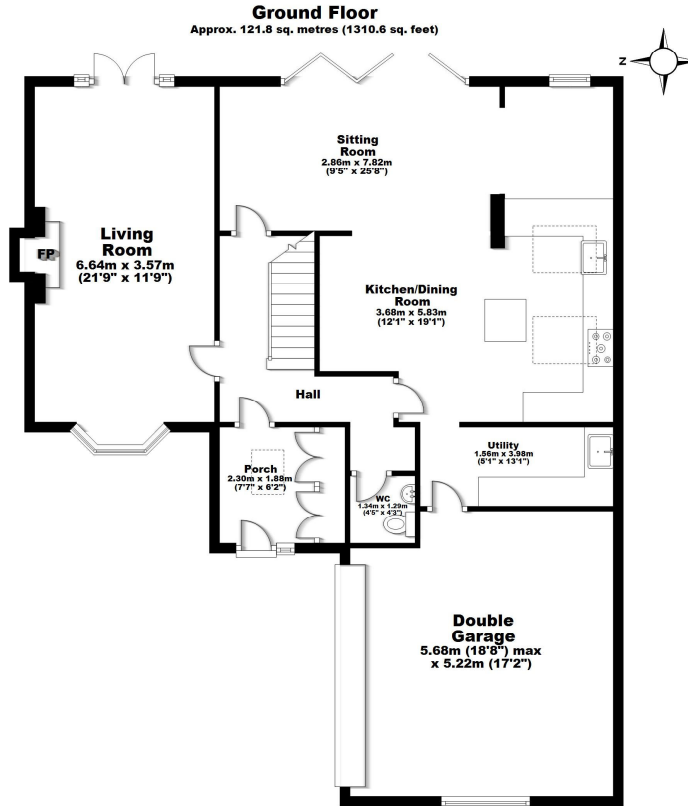
The property is situated in a highly sought-after location, with the charm of being close to Riverside walks and Colwick Country Park. It also benefits from being within close proximity to various amenities, only a 10 minutes drive to the centre of Nottingham, with excellent commuting links and highly regarded school catchments.

Council Tax Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 189.7 sq. metres (2042.0 sq. feet)

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