



£260,000

GUIDE PRICE

VALE ROAD
COLWICK

- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS WC
- DRIVEWAY
- POPULAR LOCATION
- EPC TBC





Three-Bedroom Semi-Detached Home with No Upward Chain

SITUATED IN THE HIGHLY SOUGHT-AFTER AREA OF COLWICK, THIS RECENTLY REFURBISHED THREE-BEDROOM SEMI-DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS, GROWING FAMILIES OR INVESTORS ALIKE. THE PROPERTY BENEFITS FROM BRAND NEW CARPETS AND FLOORING THROUGHOUT, NEW WINDOWS AND DOORS, A FULL REWIRE, AND HAS BEEN PROFESSIONALLY DECORATED TO A HIGH STANDARD, CREATING A HOME THAT IS READY TO MOVE STRAIGHT INTO. OFFERED TO THE MARKET WITH NO UPWARD CHAIN, IT IS PERFECTLY POSITIONED JUST MOMENTS FROM THE PICTURESQUE COLWICK COUNTRY PARK, A RANGE OF RETAIL PARKS, LOCAL SCHOOLS, EXCELLENT TRANSPORT LINKS AND EASY ACCESS TO NOTTINGHAM CITY CENTRE.

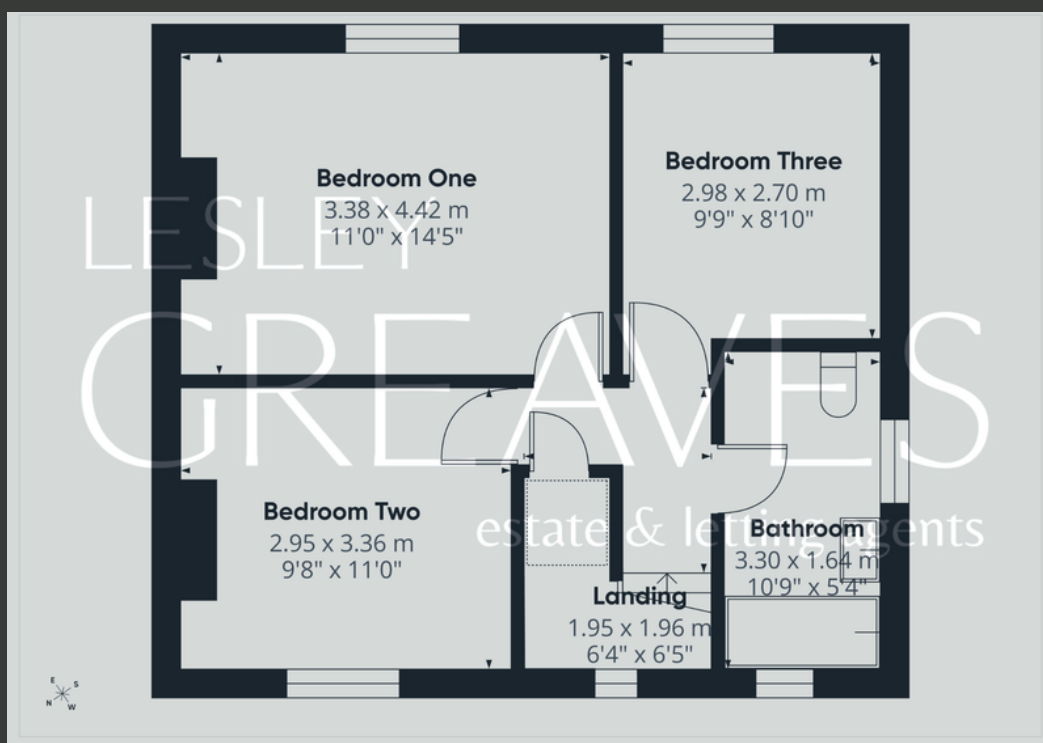
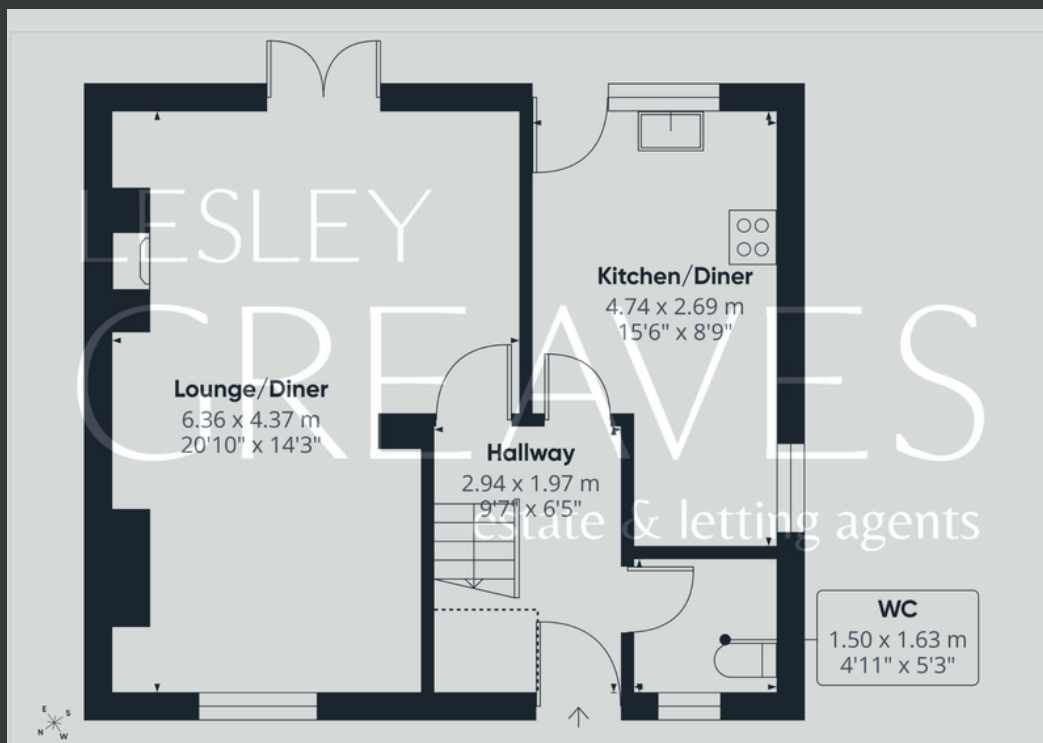
THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALL, COMPLETE WITH A CONVENIENT GROUND FLOOR WC, LEADING THROUGH TO A BRIGHT AND SPACIOUS LOUNGE/DINER THAT PROVIDES AN EXCELLENT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT TO FLOW THROUGH THE ROOM. THE MODERN KITCHEN/DINER OFFERS AMPLE STORAGE AND WORKTOP SPACE, ALONG WITH DIRECT ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, COMPRISING TWO GENEROUS DOUBLE BEDROOMS AND A COMFORTABLE SINGLE BEDROOM, ALL SERVED BY A STYLISH FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE DRIVEWAY PROVIDING SECURE OFF-ROAD PARKING. TO THE REAR IS A GENEROUS ENCLOSED GARDEN FEATURING A PATIO SEATING AREA, IDEAL FOR OUTDOOR DINING AND ENTERTAINING, ALONG WITH A SUBSTANTIAL LAWN OFFERING PLENTY OF SPACE TO ENJOY.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION, LOCATION AND EXCELLENT CONDITION OF THIS CHAIN-FREE HOME.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC



Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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