



159 Hotspur Drive, Colwick

£250,000

Semi Detached House • Three Bedrooms • Living Room • Dining Room • Fitted Kitchen • Three-Piece Shower Room & Ground Floor W/C • Garage & Driveway • Enclosed Rear Garden • No Upward Chain • Must Be Viewed



GUIDE PRICE £250,000 -£260,000

NO UPWARD CHAIN...

This three bedroom link-detached house offers an excellent opportunity for families and first-time buyers alike, situated in a popular residential area. The property is offered with no upward chain, ensuring a smooth and straightforward purchase process. Inside, the accommodation comprises an entrance hall, a spacious living room, and a separate dining room that provides ample space for entertaining. The fitted kitchen is designed with a range of units and work surfaces, ideal for every-day cooking and meal preparation. The ground floor also benefits from a convenient W/C. Upstairs, there are three well-proportioned bedrooms, each offering comfortable living space, and a three-piece shower room. Additional features include gas central heating, double glazing throughout, and plenty of storage options access to a boarded loft space with loft ladder. The property must be viewed to fully appreciate the layout and potential on offer. Externally, the property boasts a small lawn, a driveway providing off-street parking, and access into the garage. To the rear, you will find an enclosed south-facing garden that is ideal for both relaxation and recreation. This outdoor space features a patio area for al fresco dining, a lawn for children or pets to play. A useful shed provides extra storage for garden tools and equipment. The garden is bordered by fence panels, ensuring privacy and security for the whole family.

MUST BE VIEWED

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Entrance Hall

3' 1" x 6' 1" (0.94m x 1.86m)

The entrance hall has hard wood flooring, a radiator, and a door providing access into the accommodation.

W/C

2' 10" x 6' 4" (0.86m x 1.93m)

This space has an obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and hard wood flooring.

Living Room

16' 4" x 15' 2" (4.99m x 4.62m)

The living room has a square bow window to the front elevation, two radiators, a TV point, hard wood flooring, and carpeted stairs.

Kitchen

6' 8" x 8' 7" (2.02m x 2.62m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a wall-mounted boiler, a freestanding dishwasher, tiled flooring, a window to the rear elevation, and open access into the dining room.

Dining Room

8' 0" x 9' 5" (2.45m x 2.88m)

The dining room has tiled flooring, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

6' 1" x 10' 2" (1.86m x 3.10m)

The landing has a window to the side elevation, hard wood flooring, recessed spotlights, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

8' 4" x 12' 2" (2.55m x 3.72m)

The first bedroom has a window to the rear elevation, a radiator, and hard wood flooring.

Bedroom Two

8' 9" x 11' 0" (2.67m x 3.36m)

The second bedroom has a window to the front elevation, a radiator, two in-built cupboards, and hard wood flooring.

Bedroom Three

8' 10" x 6' 5" (2.70m x 1.96m)

The third bedroom has a window to the rear elevation, a radiator, and hard wood flooring.

Bathroom

6' 3" x 6' 0" (1.90m x 1.82m)

The bathroom has an obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Garage

17' 10" x 6' 9" (5.44m x 2.05m)

The garage has recessed spotlights, electrics, a door opening to the rear garden, and an up-and-over door opening to the driveway.

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