



## 17 Ramblers Close, Colwick

£280,000 Freehold

Detached House • Three Bedrooms • Open Plan Living / Diner • Modern Fitted Kitchen • Three-Piece Bathroom Suite • Conservatory & Ground Floor W/C • Driveway & Garage • Private South-Facing Garden • Excellent Transport Links



GUIDE PRICE £280,000 TO £300,000.

DETACHED HOME NEAR COLWICK COUNTRY PARK...

This three-bedroom detached house offers well-proportioned accommodation across two floors and would be an excellent choice for a variety of buyers looking for extra space in a convenient setting. The ground floor comprises an entrance hall with a handy ground floor W/C, a spacious open-plan kitchen diner, and a modern fitted kitchen. To the rear, there is a bright conservatory with French doors that open out to the rear garden, providing plenty of natural light and a great flow for entertaining. To the first floor, the property offers two double bedrooms—one of which benefits from built-in wardrobes—alongside a comfortable single bedroom, all serviced by a contemporary three-piece bathroom suite. Outside, the property features a small front garden, a driveway providing off-street parking, access to the garage, and gated side access to the private, south-facing rear garden. The garden includes a patio seating area, a natural lawn, and fence panel boundaries, making it a practical and secure outdoor space. Located in a well-connected residential area, the property is within easy reach of local shops, amenities, and schools, and is also within walking distance of Colwick Country Park. The area benefits from excellent transport links into Nottingham City Centre, making it a great choice for commuters and families alike.

MUST BE VIEWED

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## GROUND FLOOR

### Entrance Hall

Dimensions: 1.97m x 5.45m (6'5" x 17'10"). The entrance hall has carpeted flooring, a radiator, a wall-mounted thermostat, an un-built cupboard, and a UPVC door providing access into the accommodation..

### W/C

Dimensions: 0.90m x 1.29m (2'11" x 4'2"). This space has a concealed low level dual flush W/C, a wall-mounted wash basin, a chrome heated towel rail, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

### Living Room

Dimensions: 3.32m x 4.27m (10'10" x 14'0"). The living room has carpeted flooring, coving to the ceiling, a feature fireplace with an hearth and decorative surround, a radiator, and a UPVC double-glazed window to the front elevation.

### Dining Room

Dimensions: 2.96m x 2.55m (9'8" x 8'4"). The dining room has laminate flooring, coving to the ceiling, a radiator, and double French doors leading into the conservatory..

### Kitchen

Dimensions: 2.94m x 2.86m (9'7" x 9'4"). The kitchen has a range of fitted base and wall units with worktops and matching splashback, an undermount sink with a swan neck mixer tap, an integrated oven and microwave, an integrated fridge freezer, an integrated dishwasher, a washing machine, a gas hob and extractor fan, tiled flooring, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a door providing side access.

### Conservatory

Dimensions: 3.48m x 2.69m (11'5" x 8'9"). The conservatory has laminate flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors opening out on to the rear garden.

## FIRST FLOOR

### Landing

Dimensions: 2.03m x 2.67m (6'7" x 8'9"). The landing has carpeted flooring, access via a pull-down ladder to the boarded loft with lighting, an in-built wardrobe, a UPVC double-glazed obscure window to the side elevation, and provides access to the first floor accommodation.

### Master Bedroom

Dimensions: 3.41m x 3.69m (11'2" x 12'1"). The main bedroom has carpeted flooring, coving to the ceiling, fitted wardrobes, recessed spotlights, a radiator, and a UPVC double-glazed window to the front elevation.

### Bedroom Two

Dimensions: 3.37m x 2.89m (11'0" x 9'5"). The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

Dimensions: 2.61m x 2.49m (8'6" x 8'2"). The third bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the front elevation.

### Bathroom

Dimensions: 2.09m x 2.05m (6'10" x 6'8"). The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a rainfall shower fixture and handheld shower head, a shower screen, an extractor fan, a chrome heated towel rail, an electric shaving point, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

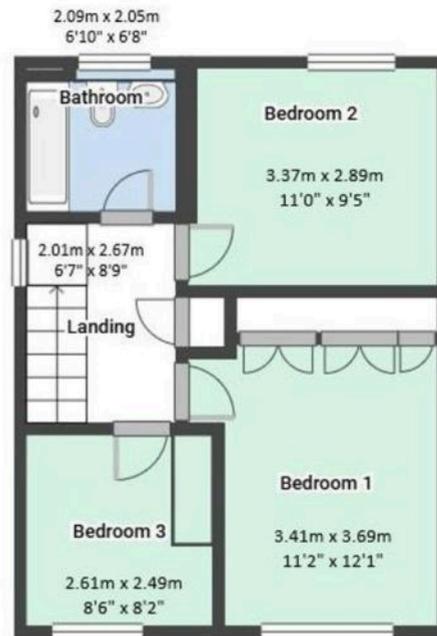
To the front of the property is a small garden with a natural lawn, various plants and a mature tree, a driveway for off-street parking, access to the garage, and gated access to the rear garden.

### Rear

To the rear of the property is a private south-facing garden featuring a patio seating area, a natural lawn, an outside tap, external lighting, a mature tree, and fence panelled boundaries.

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