



75 Hotspur Drive, Colwick – NG4 2BS

Guide Price £260,000 – £270,000

DavidJames
the estate agent



75 Hotspur Drive

Colwick, Nottingham

GUIDE PRICE £260,000-£270,000 NO CHAIN! Well-presented 3 bed end terrace house close to amenities, city-bound transport links and Colwick Country Park with thoughtful recent upgrades throughout!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

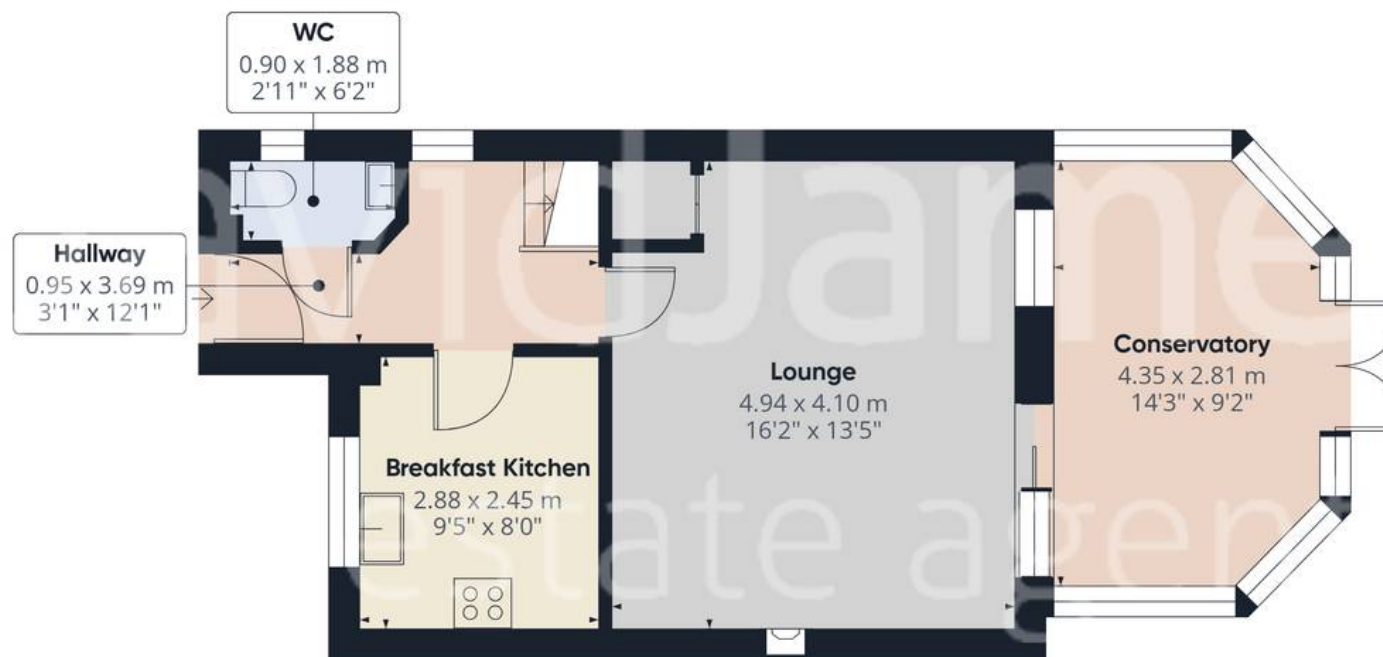
EPC Environmental Impact Rating: D

- Beautifully-presented end terrace family home available with no chain
- Ideally positioned for access to the stunning Colwick Country Park, local amenities and frequent bus services
- Welcoming entrance hall with Italian slate flooring and a convenient cloakroom/WC
- Generous lounge with a feature fireplace and dining space
- Superb conservatory with garden views and French doors
- Beautiful contemporary breakfast kitchen with integrated appliances
- Freshly carpeted landing leading to three bedrooms
- Modern three-piece family bathroom with an electric Mira shower
- Attractive lawned rear garden with patio seating space, established planting and a timber shed
- Driveway providing convenient multi-vehicle tandem parking

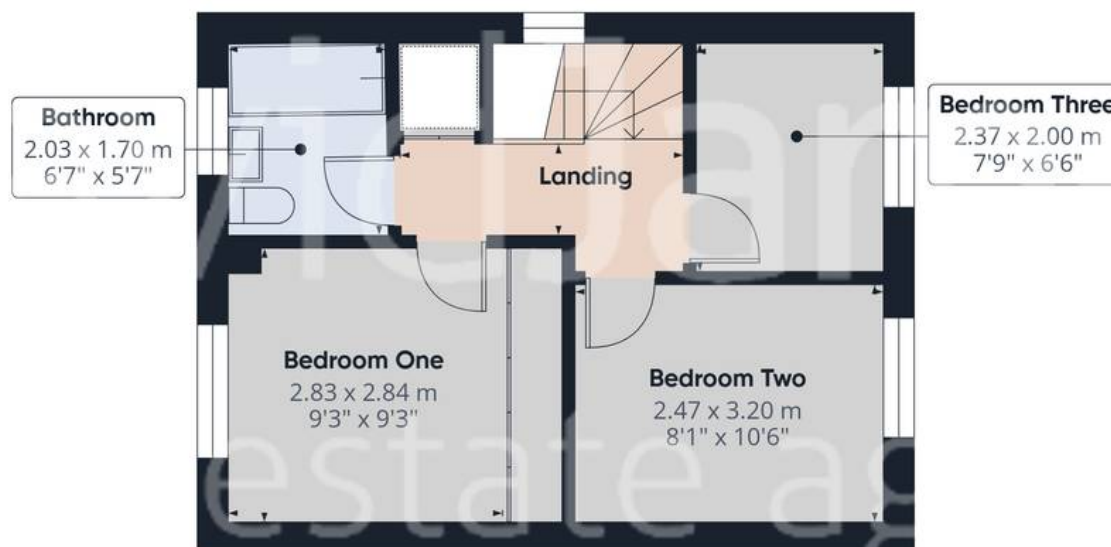








Floor 0



Floor 1



Approximate total area⁽¹⁾

75.1 m²

809 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.