



33 Vale Road, Colwick, NG4 2GL

Price Guide £275,000

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# 33 Vale Road Colwick, NG4 2GL

- Recently refurbished and with no upward chain
- Refitted family bathroom and additional wc to the top floor
- Gated off street parking available
- Spacious 4 bedrooms end-terraced house
- Refitted kitchen diner with French doors to the rear garden

**NO UPWARD CHAIN** - recently refurbished and beautifully presented, this splendid end-terraced house presents an exceptional opportunity for those seeking a spacious family home. With no upward chain, you can move in without delay and start enjoying the comforts of this beautifully presented property.

Boasting four generously sized bedrooms, this home is perfect for families or those needing extra space. The recently refurbished interior includes new carpets throughout, replastered and redecorated rooms, refitted kitchen and bathrooms, rewired electrics, all enhancing the fresh and inviting atmosphere. The family bathroom has been thoughtfully refitted, and an additional WC on the top floor has been added for convenience. The heart of the home is undoubtedly the rear open-plan kitchen diner, which features French doors that lead out to the rear garden. This space is ideal for entertaining guests or enjoying family meals. A separate lounge provides a cozy retreat for relaxation. The side shared driveway leads to the gated rear garden, offering secure private parking.

This property combines modern living with practical features and all in a desirable location. Whether you are a first-time buyer or looking to upsize, this home is ready to welcome you.



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## Entrance

From the from the property is set back from the road and the main entrance is located to the side, along a pebbled shared driveway. UPVC door leads into the inner hallway which has a fitted door mat.

## Kitchen diner

The newly fitted kitchen has a central island with a sunken ceramic sink and mixer tap, over head feature light and space for a dishwasher. With additional wall and floor cabinets, worktop & upstand, integrated electric oven and hob, space for a washing machine, dryer and fridge freezer. There is a UPVC window to the side, a double floor to ceiling cupboard proving storage and a single cupboard housing the central heating combination boiler.

The tile effect laminate floor flows seamlessly into the rear dining space which has a radiator and French Door into the garden

## Lounge

The front lounge has wood effect laminate flooring, decorative cast iron fireplace with hearth and surround, UPVC window to the front, radiator, RCD board and full height understairs storage cupboard.

### First floor landing

Carpeted stairs rise to the first flooring landing which gives access to two bedrooms and the family bathroom. The landing has carpet and a UPVC window to the side. An additional stairs case leads to the second floor.

### Bedroom 1

With UPVC window to the front, carpet and radiator

### Bathroom

The modern bathroom is newly fitted with an L Shaped bath with glass fitted screen, mains shower with rainwater head, a hand held head and wall panels. Toilet with duel flush, double draw vanity unit with wash hand basin and mixer, tap, illuminated/ antifog mirror over, heated towel rail, tiled floor, extractor fan and UPVC window to the side.

### Bedroom 2

Carpeted inner hall leads to a full height fitted wardrobe, with steps down to the main room which is carpeted, has a radiator and UPVC window to the rear.

### Second floor landing

With carpet and access to all top floor rooms

### Bedroom 3

UPVC window to the rear, carpet and radiator.

### WC

Toilet with duel flush, vanity sink with cabinet and mixer tap, extractor fan and laminate floor.

### Bedroom 4

UPVC window to the front, carpet and radiator.

### Garden

The rear garden is fully enclosed/fenced, with pebbled gravel from the kitchen, decking and lawn beyond. To the left hand side of the house there is a covered storage area, which also has an outdoor tap.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough- Band A

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Yes

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: Shared driveway and right of







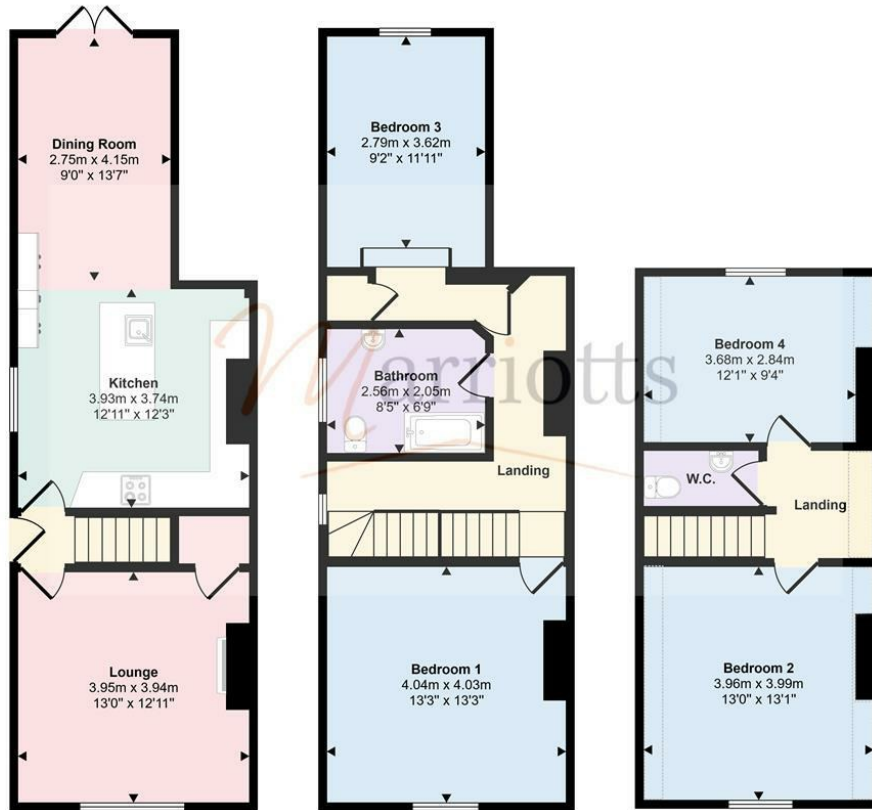
way to the rear garden  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access. One step up to front and rear doors.

Please note: Some photographs in this advert have been enhanced with virtual furniture





Approx Gross Internal Area  
131 sq m / 1411 sq ft



Ground Floor  
Approx 47 sq m / 506 sq ft

First Floor  
Approx 48 sq m / 518 sq ft

Second Floor  
Approx 36 sq m / 387 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>62</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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