

HoldenCopley

PREPARE TO BE MOVED

Cameo Close, Colwick, Nottinghamshire NG4 2BP

Guide Price £220,000 - £230,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled within a tranquil cul-de-sac, this charming three-bedroom semi-detached house offers the perfect blend of serenity and convenience. Boasting easy access to superb transport links, including regular bus and train services, as well as an array of shops, local amenities, and esteemed schools like Carlton Le Willows Academy, this property is a dream come true for first-time buyers and growing families alike. From the moment you step into the inviting entrance hall, it's evident that this home has been meticulously maintained. The ground floor unfolds to reveal a spacious living room, perfect for relaxation and gatherings. The modern kitchen diner beckons with its culinary possibilities, while a delightful conservatory adds an extra touch of versatility to the living space. Ascending to the first floor, you'll find three bedrooms, each designed with comfort and style in mind. These bedrooms share a well-appointed three-piece bathroom and offer access to a boarded loft, providing valuable additional storage space. Outside, a driveway at the front of the property ensures hassle-free parking, while the well-maintained south-facing garden at the rear invites outdoor enjoyment in a private setting. Here, you can bask in the sunshine and create your own oasis of tranquility. This exceptionally presented semi-detached house offers not just a home, but a lifestyle tailored to modern family needs. If you're seeking a peaceful yet well-connected residence, look no further. This property is ready to welcome its next fortunate owners into a world of comfort and convenience.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Breakfast Kitchen
- Conservatory
- Ample Storage Space
- Three-Piece Bathroom Suite
- Landscaped Garden
- Driveway
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'7" x 5'2" (max) (1.72m x 1.59m (max))

The entrance hall has a radiator, parquet style flooring, carpeted stairs, a wall-mounted thermostat, a UPVC double-glazed frosted glass window to the front elevation and a composite door providing access into the accommodation

Living Room

14'10" x 11'6" (max) (4.53m x 3.51m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a feature media wall with a TV point, recessed display alcoves and a recessed flame-effect feature fire

Kitchen / Diner

14'8" x 8'5" (4.48m x 2.57m)

The kitchen has a range of fitted shaker-style base and wall units with rolled edge worktops, a stainless steel sink with a movable swan neck tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, an integrated washing machine, tiled splashback, wood-effect flooring, a radiator, a fitted breakfast bar, an in-built pantry cupboard, a UPVC double glazed window to the rear elevation and double French doors leading out to the conservatory

Pantry Cupboard

5'9" x 2'8" (1.77m x 0.83m)

Conservatory

11'6" x 6'2" (max) (3.53m x 1.89m (max))

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows to the rear elevation and a single UPVC door to the rear garden

FIRST FLOOR

Landing

8'11" x 6'5" (max) (2.73m x 1.96m (max))

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the first floor accommodation and access to a boarded loft

Airing Cupboard

2'7" x 2'0" (0.79m x 0.61m)

Bedroom One

14'9" x 9'8" (max) (4.50m x 2.96m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and an in-built wardrobe

Bedroom Two

8'11" x 7'9" (max) (2.72m x 2.38m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Three

8'3" x 7'1" (max) (2.53m x 2.16m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

6'2" x 5'9" (max) (1.88m x 1.76m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned area, a driveway, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed tree-lined garden with a patio area, low maintenance gravelled areas, hard-standing for a shed, a lawn, an outdoor tap, courtesy lighting, fence panelling and gated access

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

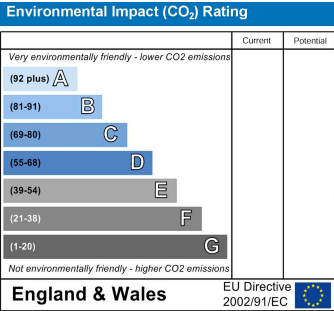
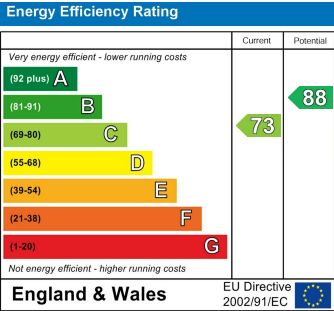
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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