

HoldenCopley

PREPARE TO BE MOVED

Collingwood Close, Clifton Grove, Nottinghamshire NG11 8PF

Guide Price £350,000 - £375,000

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POPULAR LOCATION...

This impressive detached family home is beautifully presented throughout and occupies a desirable position on a quiet cul-de-sac overlooking a green offering a perfect blend of space, comfort, and convenience. Ideally suited to a growing family, the property is within easy reach of a wide range of local amenities including shops, schools, and Nottingham Trent University, while excellent transport links make commuting straightforward. The ground floor accommodation begins with a welcoming entrance hall, leading into a generous living room that benefits from abundant natural light and sliding patio doors opening into a bright conservatory. The conservatory provides a versatile space ideal for relaxing or entertaining, with direct access to the rear garden and convenient entry into the modern fitted kitchen. The kitchen is thoughtfully designed and opens directly into the dining room. Completing the ground floor are a practical WC and a utility room, which offers internal access to the garage, enhancing convenience and functionality. Upstairs, the property offers three well-proportioned double bedrooms, each providing ample space for rest and relaxation, alongside a stylish four-piece family bathroom suite, featuring a modern layout with a bath, separate double shower, and contemporary fittings. Externally, the property is equally impressive. The front garden is laid to lawn, complemented by a block-paved driveway providing off-road parking and access to the garage. Gated access leads through to the rear garden, which has been designed with low-maintenance. It features a large patio area perfect for alfresco dining or entertaining, an outside tap and double electric socket, and an artificial lawn that maintains a neat and green appearance all year round. Fully enclosed fence panelled boundaries provide both privacy and security, making this an ideal outdoor space for families.

MUST BE VIEW





- Detached House
- Three Double Bedrooms
- Spacious Family Room
- Fitted Kitchen & Utility Room
- Conservatory
- Four-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 4'4" (2.24m x 1.33m)

The entrance hall has ceramic tiled flooring, a door mat insert, and a UPVC door providing access into the accommodation.

Hallway

14'11" x 3'5" (4.55m x 1.05m)

The hallway has ceramic tiled flooring, carpeted stairs, two radiators, and access into the W/C, and utility room.

W/C

3'11" x 2'5" (1.20m x 0.75m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splashback, and ceramic tiled flooring.

Family Room

12'7" x 30'8" (3.84m x 9.35m)

The spacious family room has a UPVC double glazed bow window to the front elevation, a TV point, a wall-mounted feature fireplace, two radiators, space for a dining table, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

9'0" x 12'5" (2.75m x 3.79m)

The conservatory has ceramic tiled flooring, a UPVC double glazed surround, and a UPVC door opening to the rear garden.

Kitchen

10'1" x 9'0" (3.09m x 2.76m)

The kitchen has a range of modern fitted base and wall units with worktops, a porcelain sink and half with a mixer tap and drainer, space for a range cooker, an extractor hood, space and plumbing for a dishwasher, an integrated fridge, recessed spotlights, designer modern tall grey radiator, ceramic tiled flooring, a UPVC double glazed window to the rear elevation, and opening access into the dining room.

Dining Room

7'10" x 10'4" (2.39m x 3.15m)

The dining room has fitted base units and worktops, a TV point, space for dining table, recessed spotlights, ceramic tiled flooring, and a UPVC door opening to the side elevation.

Utility Room

7'3" x 7'9" (2.21m x 2.37m)

The utility room has fitted units, a worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, space for a fridge freezer, wood-effect flooring, and access into the garage.

Garage

8'1" x 7'3" (2.47m x 2.21m)

The garage has an up-and-over door opening to the driveway.

FIRST FLOOR

Landing

4'3" x 9'1" (1.30m x 2.78m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the board loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

11'0" x 12'0" (3.36m x 3.67m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding mirrored doors, and carpeted flooring.

Bedroom Two

9'1" x 12'0" (2.78m x 3.66m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

Bedroom Three

7'10" x 10'11" (2.41m x 3.33m)

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

Bathroom

9'3" x 8'1" (2.84m x 2.47m)

The bathroom has two UPVC obscure UPVC double glazed windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a

handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway with access into the garage, and gated access to the rear garden.

Rear

To the rear of the property, there is a fully enclosed, low-maintenance garden designed for ease and practicality. It features a large patio area ideal for outdoor seating or entertaining, a handy outside tap, an electric socket. The space also includes an artificial lawn for a neat, green appearance year-round, all enclosed by a fence-panelled boundary offering privacy and security

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

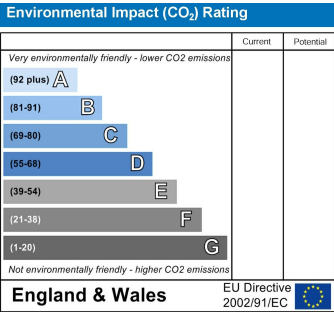
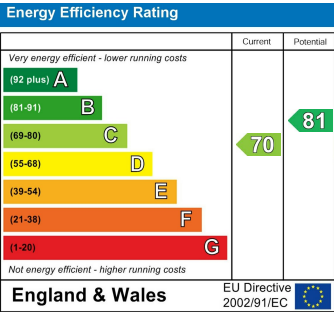
The vendor has advised the following:

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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