

# HoldenCopley

PREPARE TO BE MOVED

Hotspur Drive, Colwick, Nottinghamshire NG4 2BS

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Guide Price £230,000 - £240,000

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WELL-PRESENTED THROUGHOUT...

This well-presented end-terrace house offers the perfect opportunity for a wide range of buyers seeking a home they can move straight into. Ideally positioned in a desirable and convenient location, the property sits within close proximity to shops, great schools, transport links, and Colwick Country Park, making it an attractive choice for families, professionals, and first-time buyers alike. Upon entering, you are welcomed by an entrance hall leading to a handy ground-floor W/C. The modern fitted kitchen provides a practical space for everyday cooking, while the generous reception room to the rear enjoys plenty of natural light and features sliding patio doors opening directly onto the garden — perfect for indoor-outdoor living. To the first floor, the property offers three well-proportioned bedrooms, with the master benefitting from fitted wardrobes and a dressing table, ensuring ample storage. A three-piece bathroom suite completes the floor, alongside loft access for additional convenience. Externally, the home boasts a block-paved double driveway to the front, providing off-street parking. To the rear, a generous garden features two paved patio seating areas and a lawn.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Generous Enclosed Rear Garden
- Desirable Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'4" x 12'9" (1.94m x 3.90m)

The entrance hall has a UPVC double-glazed window to the side elevation, LVT wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

### W/C

2'9" x 6'1" (0.86m x 1.87m)

This space has a low level flush W/C, a vanity style wash basin, tiled flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Kitchen

7'11" x 9'5" (2.42m x 2.88m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven and fridge, a gas hob with an extractor hood, a stainless steel sink with a drainer, LVT wood-effect flooring and a UPVC double-glazed window to the front elevation.

### Living Room

13'7" x 16'3" (4.15m x 4.97m)

The living room has a UPVC double-glazed window to the rear elevation, LVT wood-effect flooring, two radiators, an under the stairs cupboard and UPVC sliding patio doors providing access out to the garden.

## FIRST FLOOR

### Landing

9'3" x 7'10" (2.82m x 2.39m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

9'3" x 11'3" (2.83m x 3.44m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with over the head cupboards, bedside tables and a dressing table.

### Bedroom Two

8'2" x 10'7" (2.50m x 3.23m)

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

### Bedroom Three

6'7" x 7'9" (2.01m x 2.38m)

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

### Bathroom

6'6" x 5'4" (2.00m x 1.65m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled P shaped bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front is a block paved double driveway, courtesy lighting and a single wooden gate providing rear access.

### Rear

To the rear is a garden with two paved patio seating areas, a lawn, courtesy lighting and fence-panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

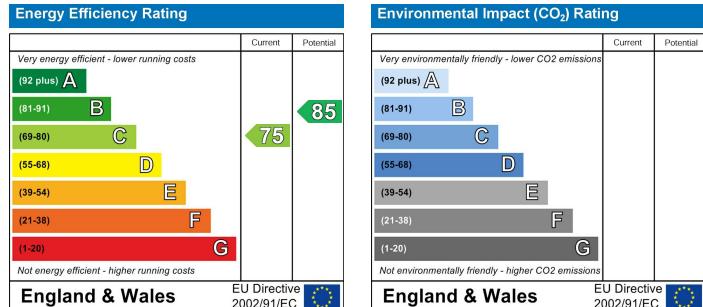
The vendor has advised the following:

Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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