

HoldenCopley

PREPARE TO BE MOVED

Ozier Holt, Colwick, Nottinghamshire NG4 2DP

Asking Price £400,000

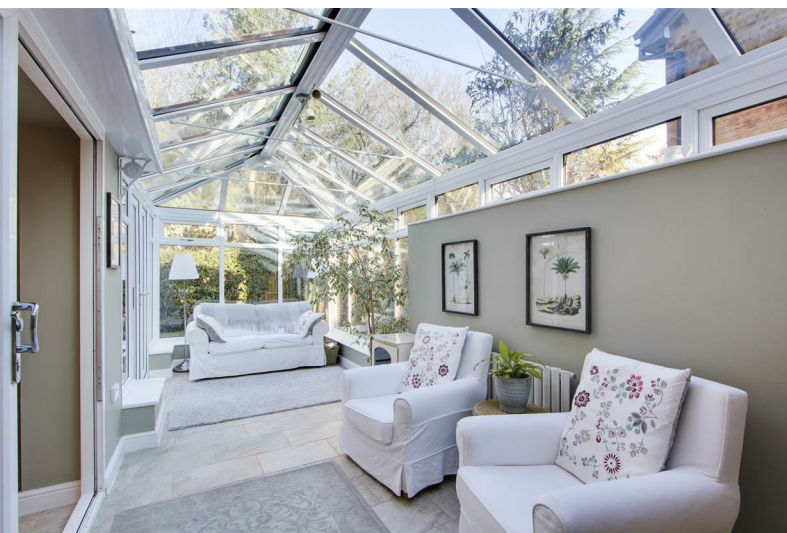
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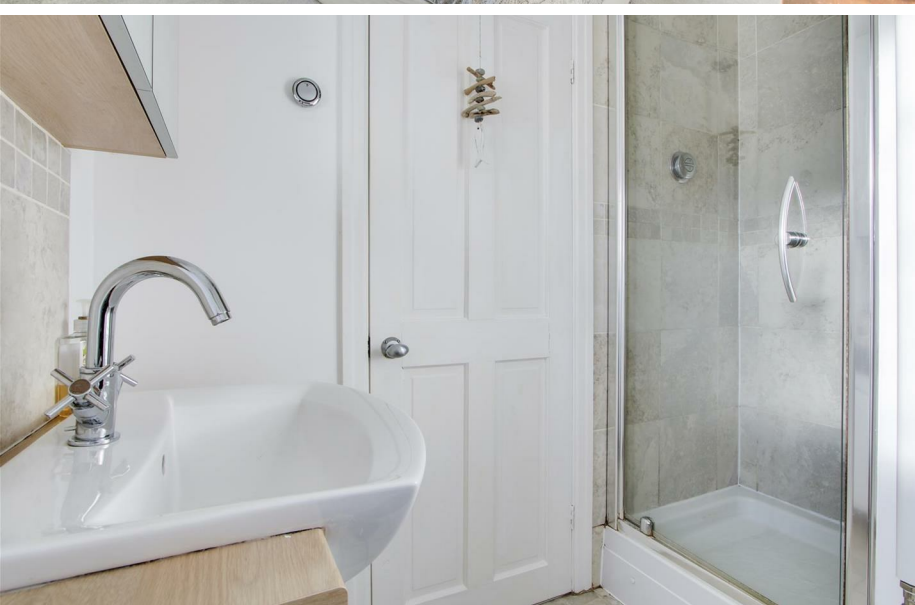
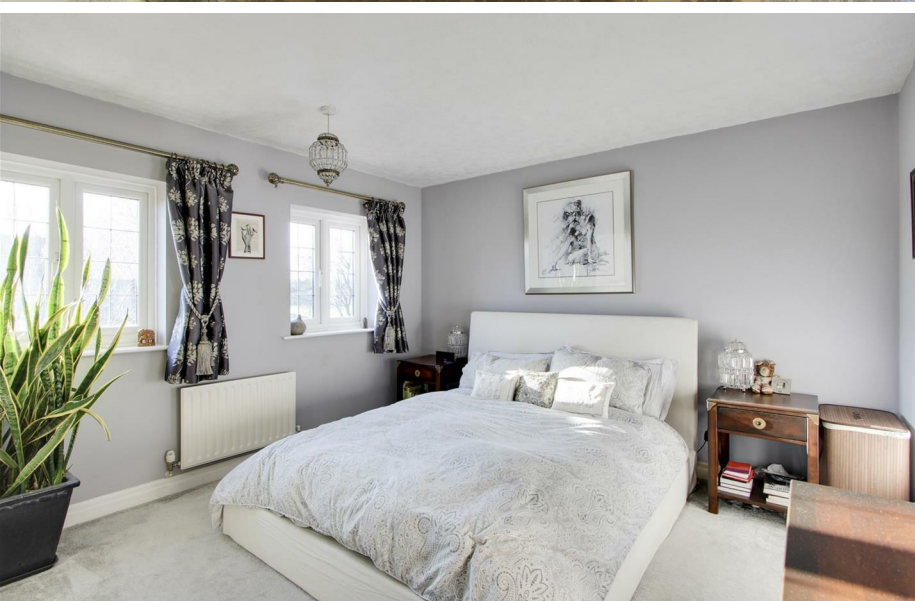


LOCATION, LOCATION, LOCATION...

This extended four bedroom detached house is situated in a quiet and highly desirable cul-de-sac location that has easy access to Colwick Country Park as well as Nottingham City Centre together with a range of excellent facilities and amenities, regular transport services and within catchment to great schools including Carlton Le Willows Academy. This property not only offers an abundance of space throughout but it is also presented to show home standards whilst benefitting from a range of modern features including security CCTV & alarm system that is controlled wirelessly and remotely via an app, separate perimeter spotlights operated by a remote control and much more making it truly a special home appealing to many family buyers. To the ground floor is an entrance hall with a W/C, two reception rooms, a stunning kitchen featuring a range of integrated and high end appliances, a large conservatory allowing plenty of light to flow through and a double garage, which benefits from having several power sockets and wiring for Virgin TV - offering potential to be used as a home gym. The first floor carries four good sized bedrooms serviced by two bathroom suites. Outside to the front is a driveway providing ample off road parking for multiple vehicles and to the rear is a well maintained garden.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen With Various Integrated Appliances
- Large Conservatory
- Two Modern Bathrooms & Ground Floor W/C
- Well Maintained Garden With Power Points
- Driveway & Double Garage
- Sought After Location With Easy Access To Colwick Country Park
- Modern Features Throughout





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, coving to the ceiling and provides access into the accommodation

W/C

2'11" x 7'2" (0.9 x 2.2)

This space has a low level dual flush W/C, a vanity unit wash basin, tiled splash back, a radiator, tiled flooring and a UPVC double glazed window to the front elevation

Inner Hall

The inner hall has carpeted flooring, a radiator and coving to the ceiling

Living Room

19'4" x 11'1" (5.9 x 3.4)

The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, two radiators, a TV point, coving to the ceiling, an integrated feature fireplace and double doors with glass inserts leading into the dining room

Dining Room

10'5" x 11'1" (3.2 x 3.4)

The dining room has carpeted flooring, coving to the ceiling, a radiator and double French doors opening out to the rear garden

Kitchen

13'1" x 15'8" (4.0 x 4.8)

The kitchen has a range of fitted base and wall units with Solid Oak worktops, a Belfast style sink with mixer taps, space for a range oven, an extractor hood, an integrated dishwasher, fridge freezer, Bosch microwave, Bosch coffee machine and washing machine, space for a dining table, Stone tiled flooring, complimentary tiled splash back, recessed spotlights, a vertical radiator, a UPVC double glazed window to the rear elevation, double French doors opening out to the rear garden and a sliding patio door to the conservatory

Conservatory

7'6" x 20'4" (2.3 x 6.2)

The conservatory has Stone tiled flooring, a radiator, a glass roof lantern, a range of UPVC double glazed windows to the side and rear elevation, a single door into the garage and double French doors opening out to the rear garden

Double Garage

17'0" x 16'8" (5.2 x 5.1)

The double garage has recessed spotlights that are operated via a remote control or a wall switch, a wall mounted Worcester Bosch boiler - which is only 7 months old, multiple power points and two up and over doors

FIRST FLOOR

Landing

The landing has recessed spotlights, carpeted flooring, an in-built airing cupboard housing the hot water tank/cylinder, access to the loft and provides access to the first floor accommodation

Master Bedroom

14'9" x 12'1" (4.5 x 3.7)

The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator, a bi-folding door into bedroom three and access into the en-suite

En-Suite

7'6" x 6'2" (2.3 x 1.9)

The en-suite has a concealed dual flush W/C, a vanity unit wash basin, a shower enclosure with wall mounted fixtures and a power shower, a heated towel rail, partially tiled walls, Stone tiled flooring with underfloor heating, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

13'9" x 9'6" (4.2 x 2.9)

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

Bedroom Three

10'2" x 11'9" (3.1 x 3.6)

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a bi-folding door into bedroom one

Bedroom Four

9'6" x 10'2" (2.9 x 3.1)

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

Bathroom

6'2" x 7'10" (1.9 x 2.4)

This recently re-fitted bathroom has a low level flush W/C, a vanity unit wash basin, a bath with an overhead rainfall power shower, wall mounted fixtures and a shower screen, partially tiled walls, tiled flooring, a vertical radiator, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access into the double garage, courtesy lighting, a decorative garden including shrubs, rockery and circular paving ideal for a feature item, such as a sundial. There is also access to the rear garden down the side of the property via a secure gate.

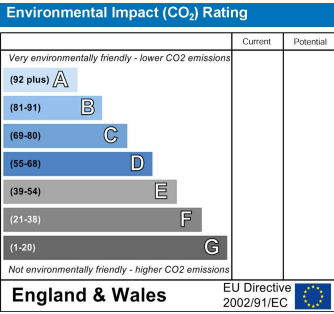
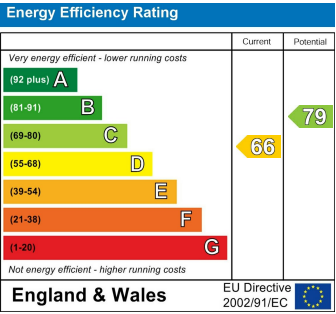
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of decorative trees, plants and shrubs, an outdoor flood light which is controlled via an internal switch, a power point, upward spotlights at ground level which are operated by a remote control, an outdoor tap, a vegetable garden to the side, new fencing and potential for a gate to be added to allow easy access to Colwick Country Park

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Approx. Gross Internal Area of the Ground floor:
1060.25 Sq Ft - 98.5 Sq M
Approx. Gross Internal Area of the Entire Property:
1696.72 Sq Ft - 157.63 Sq M

Approx. Gross Internal Area of the 1st floor:
636.47 Sq Ft - 59.13 Sq M
Approx. Gross Internal Area of the Entire Property:
1696.72 Sq Ft - 157.63 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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01156712555

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

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