

# HoldenCopley

PREPARE TO BE MOVED

Pool Meadow, Colwick, Nottinghamshire NG4 2DF

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Guide Price £450,000 - £460,000

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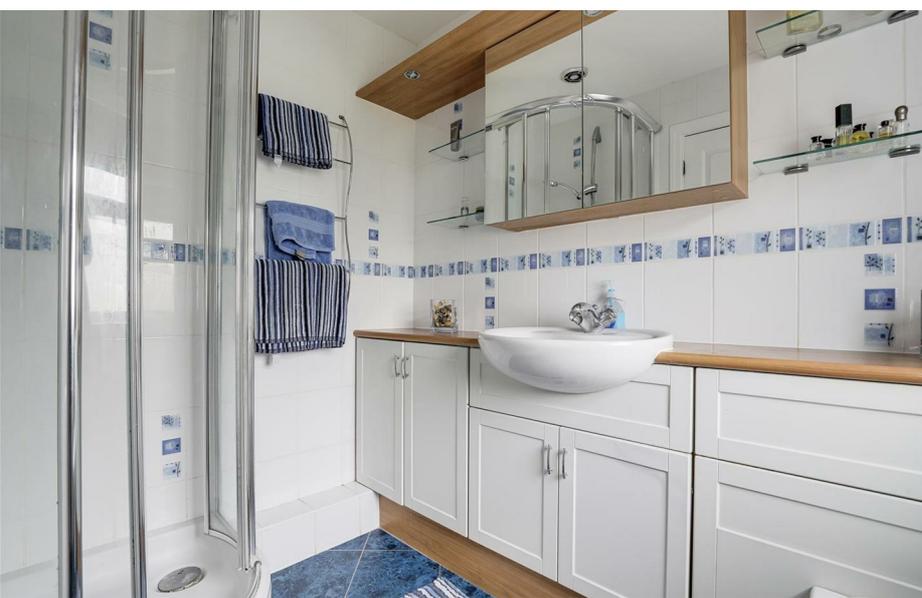
GUIDE PRICE: £450,000 - £460,000

IMMACULATE FAMILY HOME...

This substantial detached house occupies a generous sized plot boasting spacious accommodation whilst benefiting from being exceptionally well-presented throughout. This property is situated in a quiet cul-de-sac, backing onto The River Trent with lovely open aspect and great riverside walks as well as being within close proximity to other various local amenities including Colwick Country Park which can be accessed via a private gate, retail parks and excellent transport links. To the ground floor is a hall, a bay fronted living room, a dining room and a conservatory complete with an office, a kitchen, a utility room, a W/C and access into the double garage. The first floor offers four good-sized bedrooms serviced by two bathroom suites. Outside to the front is a driveway providing ample off-road parking and to the rear is a generous sized, landscaped garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Modern Kitchen & Utility Room
- Three Reception Rooms
- Conservatory
- Two Bathrooms
- Double Garage & Driveway
- Well-Maintained Garden
- Quiet Cul-De-Sac
- Views Of The River Trent





## GROUND FLOOR

### Entrance Hall

5'6" x 3'8" (1.70 x 1.13)

The entrance hall has wood flooring, a radiator, coving to the ceiling, an obscure panel window to the front elevation and a single door to provide access into the accommodation

### Hallway

17'8" x 6'8" (5.40 x 2.04)

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

### Living Room

18'8" x 10'10" into bay (5.70 x 3.32 into bay)

The living room has a UPVC double glazed bay window to the front elevation, wood flooring, coving to the ceiling, a radiator, a TV point, a feature fireplace with a decorative surround and double doors into the dining room

### Dining Room

10'7" x 10'1" (3.24 x 3.09)

The dining room has wood flooring, a radiator, coving to the ceiling and a sliding door into the conservatory

### Conservatory

11'4" x 8'6" (3.47 x 2.60)

The conservatory has vinyl flooring, a polycarbonate roof, a range of single glazed windows to the side and rear elevation and double doors leading out to the garden

### Office

7'3" x 7'1" (2.21 x 2.17)

The office has a UPVC double glazed window to the rear elevation, a radiator and wood flooring

### Kitchen

12'8" x 11'5" (3.88 x 3.48)

The kitchen has a range of fitted base and wall units with rolled edge worktops and breakfast bar, a sink and a half with mixer taps and drainer, an integrated oven and grill, a gas hob with an extractor fan, an integrated dishwasher, tiled flooring, tiled splashback, recessed spotlights, a radiator and a UPVC double glazed window to the rear elevation

### Utility Room

8'2" x 5'2" (2.51 x 1.60)

The utility room has fitted base and wall units with a worktop, a sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for an under counter fridge, tiled flooring, a UPVC double glazed window to the side elevation, recessed spotlights and a single UPVC door to access the rear garden

### W/C

5'2" x 4'5" (1.60 x 1.37)

This space has a low level dual flush W/C, a vanity unit wash basin, tiled splashback, a radiator, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the side elevation

### Double Garage

17'2" x 17'1" (5.25 x 5.22)

The garage has two electric doors to the front, lighting and power points

## FIRST FLOOR

### Landing

11'1" x 2'11" (3.38 x 0.90)

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

### Master Bedroom

14'7" x 13'8" (4.46 x 4.18)

The main bedroom has two UPVC double glazed windows to the front elevation, wood-effect flooring, a TV point, a radiator and access into the en-suite

### En-Suite

6'11" x 5'6" (2.13 x 1.68)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash

basin, a shower enclosure with a mains-fed shower, a radiator, tiled flooring, fully tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

### Bedroom Two

9'3" x 10'6" (2.82 x 3.21)

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

### Bedroom Three

11'8" x 9'0" (3.57 x 2.75)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with overhead storage cupboards

### Bedroom Four

8'9" x 7'3" (2.67 x 2.21)

The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, an in-built cupboard and a radiator

### Bathroom

8'0" x 7'2" (2.45 x 2.20)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a "P" shaped bath with a mains-fed shower and a shower screen, vinyl flooring, fully tiled walls, a radiator, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawn, a driveway and access into the double garage

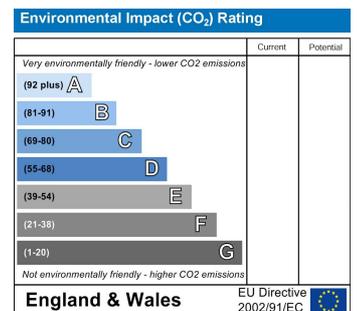
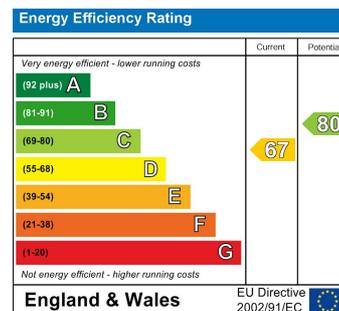
### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, a range of mature trees, palm trees, plants and shrubs, two sheds, an outdoor tap and fence panelling

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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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