

Robert Ellis

look no further...



Woodland Grove,
Colwick, Nottingham
NG4 2GG

£175,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



YOUR NEXT HOME...

This beautifully presented three-storey home offers a superb blend of space, versatility, and modern living, making it the ideal choice for families or professionals looking for a move-in-ready property in a peaceful yet convenient location.

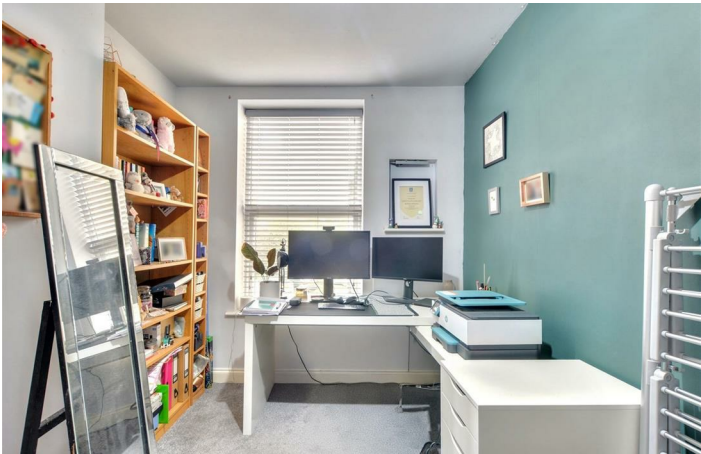
The ground floor features a welcoming living room filled with natural light, creating a comfortable space for relaxing or entertaining. This flows seamlessly into a generous dining area, perfect for family meals or gatherings, and continues into the well-appointed kitchen at the rear of the home, offering ample storage and workspace.

To the first floor, there are two well-proportioned bedrooms and a modern family bathroom, providing flexibility for guests, children, or those working from home.

The top floor is dedicated entirely to the main bedroom suite, offering excellent privacy along with an en-suite shower room — a perfect retreat to unwind at the end of the day.

Externally, the property boasts an enclosed rear garden with brand-new fencing, providing a secure and low-maintenance outdoor space ideal for relaxing or entertaining. To the front, there is residents' parking and a pleasant outlook in this quiet cul-de-sac position.

Situated within walking distance of Colwick Country Park and Victoria Retail Park, and offering excellent transport links via the A612 and Nottingham Ring Road, this home perfectly balances a peaceful setting with everyday convenience. No upward chain.



LIVING ROOM

12'5" × 11'8" (3.79 × 3.56)

A welcoming front reception room offering a comfortable setting for everyday living. It benefits from natural light through the front window and has a cosy feel, ideal for relaxing or entertaining guests.

DINING ROOM

26'9" × 11'8" (8.16 × 3.56)

Centrally positioned, the dining area creates a natural flow between the living room and kitchen. It provides ample space for a family dining table and serves well as a social hub for meals and gatherings.

KITCHEN

Located at the rear of the property, the kitchen is designed for functionality with a practical layout and access to the rear outdoor space. It offers plenty of cupboard storage and worksurface space, ideal for everyday cooking and meal prep.

BEDROOM TWO

12'4" × 11'8" (3.78 × 3.56)

A good-sized double bedroom positioned at the front of the first floor, offering comfortable sleeping space with room for storage furniture. Well-suited as a main bedroom or guest room.

BEDROOM THREE

10'8" × 8'1" (3.26 × 2.47)

A bright single room overlooking the rear, perfect as a child's bedroom, home office, or dressing room depending on your needs.

FAMILY BATHROOM

9'10" × 4'11" (3.01 × 1.50)

Set on the first floor, the main bathroom is conveniently located for bedrooms two and three. It includes a three-piece suite and neutral finishes for a clean and simple look.

BEDROOM ONE (TOP FLOOR)

15'0" × 11'8" (4.59 × 3.56)

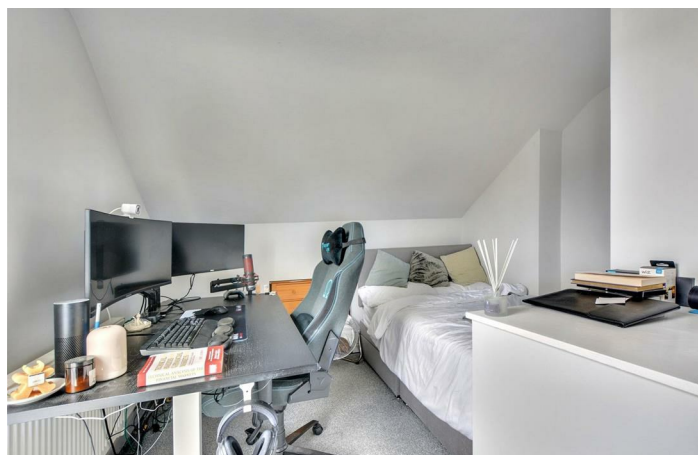
Occupying the entire second floor, this spacious main bedroom offers excellent privacy and flexibility. With space for a larger bed and additional furniture, it also benefits from its own en-suite, making it a true retreat.

EN-SUITE (TOP FLOOR)

A modern shower room directly off the top-floor bedroom, complete with a shower, WC, and wash basin-ideal for convenience and privacy.

OUTSIDE

To the rear of the property is a low maintenance patio garden with new fencing and secure gated access to the rear residents parking.





Total floor area: 95.7 sq.m. (1,030 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.