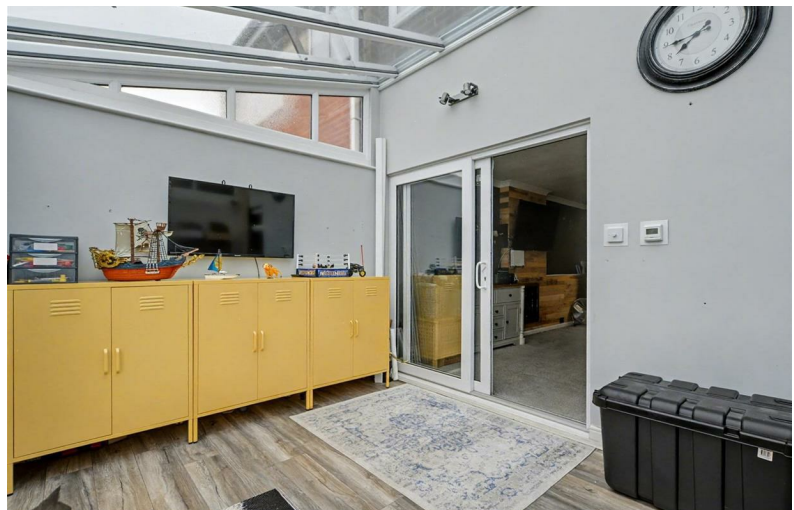




Valeside Gardens
Colwick, Nottingham NG4 2EP

SPACIOUS THREE BEDROOM FAMILY HOME
IN COLWICK

GUIDE PRICE £200,000 - £215,000

Guide Price £200,000 Freehold



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Situated on a quiet residential circus in the heart of Colwick, this well-appointed three-bedroom terraced home offers a fantastic blend of space, convenience, and lifestyle. With low traffic levels, an on-site play park, and excellent access to Nottingham city centre via Daleside Road, this is a superb option for families, first-time buyers, or commuters.

To the front, the home benefits from a double driveway and full uPVC windows and doors throughout. Inside, the entrance hall leads to a modern kitchen and pleasant views over the driveway.

To the rear is a generously sized lounge with wall-mounted TV, understairs storage, and a control panel for the CCTV system. Sliding doors open into a lean-to conservatory currently used as a home gym, featuring heated flooring and overlooking the low-maintenance rear garden.

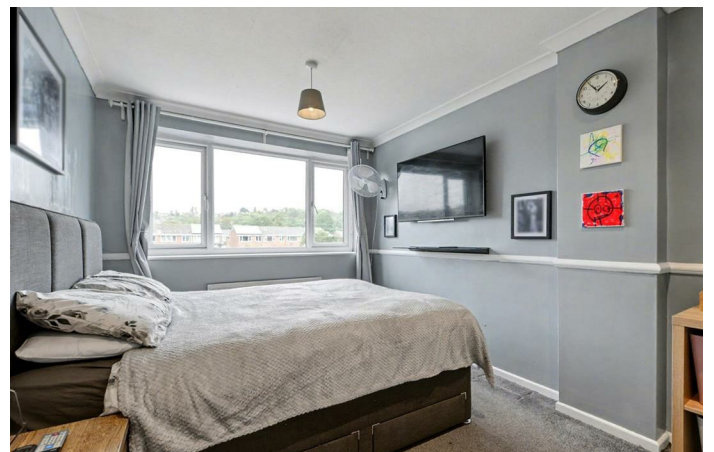
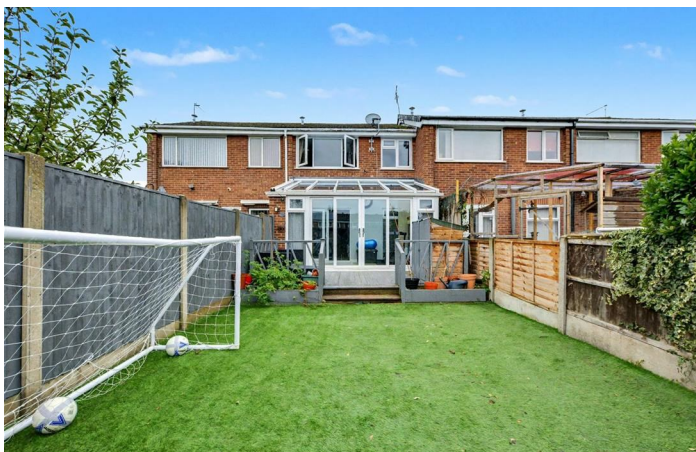
The garden itself is designed for easy upkeep, with raised decking, AstroTurf lawn, and a shed/sun room at the rear. A gated rear access leads back to the main road.

Upstairs are two double bedrooms and a single bedroom, with the rear rooms enjoying views over the play park. The family bathroom is fully tiled and features a three-piece suite with a modern electric shower-over-bath unit. The loft is fully boarded with an electricity supply, offering useful additional storage or potential for further use (STPP).

The property also benefits from a disused garage plot, offering potential for future development or creative outdoor use (subject to permissions).

Located just a short distance from Colwick Country Park, the River Trent, Victoria Retail Park, and Netherfield town centre, the home enjoys easy access to green spaces, shopping, and essential amenities. Regular public transport links into Nottingham are within easy reach, making this a practical and well-connected place to call home.

A spacious and versatile home in a peaceful yet convenient location – early viewing highly recommended



Entrance Hallway

6'2" x 8'2" approx (1.9 x 2.5 approx)

Glazed wooden entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase with step lights leading to the first floor landing, wall mounted radiator, opening through to the kitchen, internal glazed door leading through to the lounge.

Kitchen

13'5" x 11'9" approx (4.1 x 3.6 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, induction hob with extractor hood over, integrated double oven, space and point for a fridge freezer, space and point for a microwave, space and plumbing for a washing machine, space and point for a tumble dryer, integrated slimline dishwasher, linoleum floor covering, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling.

Lounge

16'0" x 18'0" approx (4.9 x 5.5 approx)

Carpeted flooring, coving to the ceiling, fireplace, feature wooden chimney breast detailing, under the stairs storage cupboard, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed sliding doors leading through to the conservatory.

Conservatory

16'0" x 9'2" approx (4.9 x 2.8 approx)

Laminate floor covering, power, lighting, UPVC double glazed windows surrounding, UPVC double glazed doors leading out to the rear garden.

First Floor Lighting

Carpeted flooring, access to the loft, doors leading off to:

Bedroom One

15'1" x 9'6" approx (4.6 x 2.9 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, dado rail, recessed spotlights to the ceiling.

Bedroom Two

12'9" x 9'6" approx (3.9 x 2.9 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

Bedroom Three

6'2" x 9'6" approx (1.9 x 2.9 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted radiator.

Bathroom

6'6" x 6'6" approx (2.0 x 2.0 approx)

Tiled flooring, tiling to the walls, UPVC double glazed window to the front elevation, chrome heated towel rail, WC, handwash basin with mixer tap, panelled bath with electric shower over, extractor fan.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, front patio area, access to the store, raised flowerbed, walled and fenced boundaries.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with decked area providing ideal seating and hosting space, artificial lawn, patio the rear with access to the shed and secure rear gate giving access to the main road, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

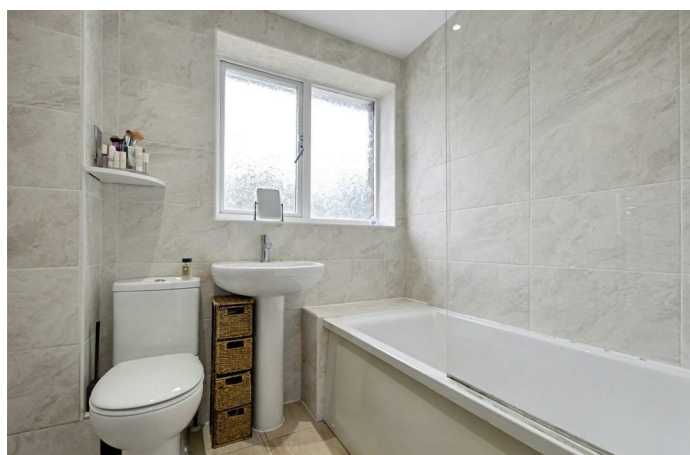
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.