



Colney Way,  
Nottingham,  
NG8 3PY

**£250,000 Freehold**



A modern three bedroom semi detached property situated on a new build development with the benefit of no upward chain.

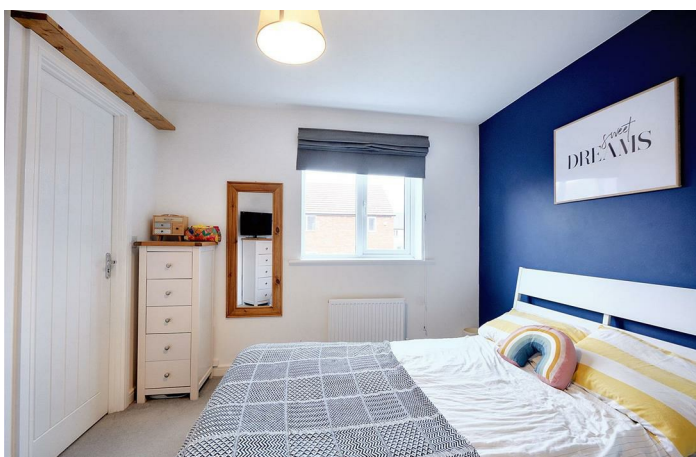
This fantastic property would make the ideal purchase for a large variety of purchasers including first time buyers, young families or anyone looking to relocate to this popular and convenient location.

Situated within close proximity to a variety of local amenities including shops, health care facilities, supermarkets and schools. The property is also conveniently placed with excellent transport links and access to commuting roads leading to Nottingham City Centre or The Queens Medical Centre.

In brief the internal accommodation comprises; entrance hall, living room, kitchen diner, guest cloakroom. Then rising to the first floor are two double bedrooms, one with an en-suite, and a further single bedroom and family bathroom.

Outside to the front of the property there is a driveway providing off road car parking. Gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, and no upward this property is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door, carpet flooring, stairs leading to the first floor and radiator.

### Living Room

13'7" x 10'4" (4.16m x 3.16m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Kitchen Diner

14'6" x 10'2" (4.43m x 3.11m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, stainless steel sink and drainer unit, integrated electric oven with inset gas hob above and air filter over, integrated fridge freezer and dishwasher, useful pantry, laminate flooring, spot lights to ceiling and UPVC double glazed window to the side and UPVC double glazed French doors leading to the rear garden.

### Guest Cloakroom

Fitted with low level WC, pedestal wash hand basin, laminate flooring and radiator.

### First Floor Landing

Carpet flooring, stairs rising from the ground floor, loft hatch and doors leading into the bathroom and bedrooms.

### Main Bedroom Suite

10'5" x 9'4" (3.20m x 2.86m )

UPVC double glazed window to the rear, carpet flooring, radiator and door leading into the en-suite.

### En-Suite

Fitted with a three piece suite comprising; walk in shower cubicle with mains powered shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, wall mounted heated towel rail and obscure UPVC double glazed window to the rear.

### Bedroom Two

9'9" x 6'11" (2.99m x 2.13m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Three

6'11" x 6'5" (2.13m x 1.97m )

UPVC double glazed window to the front, carpet flooring and radiator.

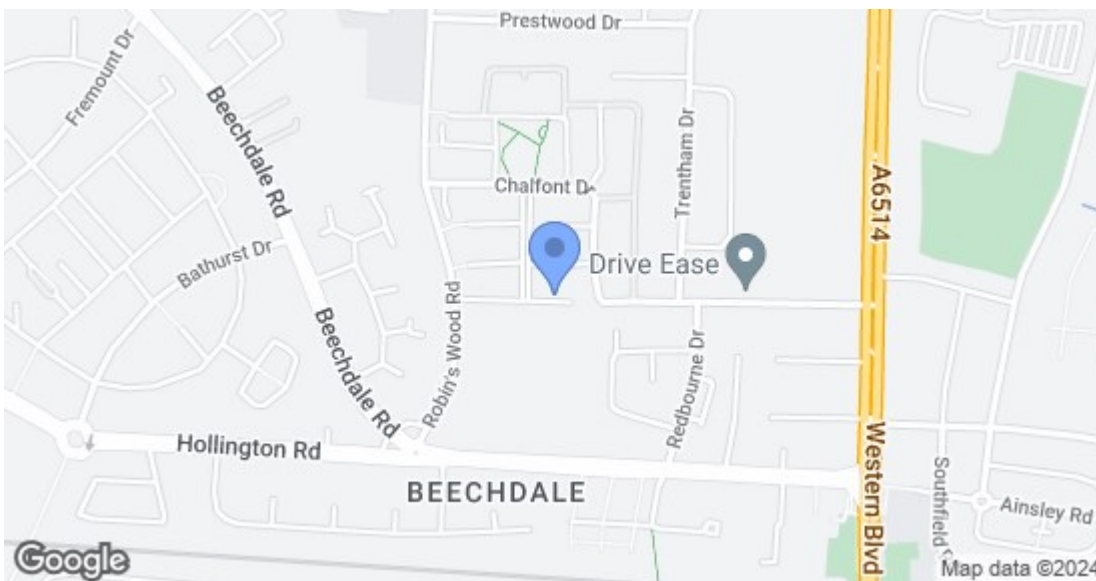
### Bathroom

Incorporating a three piece suite comprising; panelled bath with electric shower over and glass splash screen, wash hand basin inset into vanity unit, low level WC, part tiled walls, tiling to floor and radiator.

### Outside

To the front of the property there is a low maintenance gravelled area with a wall boundary and a driveway to the side providing off road car parking. Gated side access leads to the private rear garden which is mainly laid to lawn and features a paved patio seating area, flower bed surround and timber fencing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.