



Colchester Road  
Strelley, Nottingham NG8 6LB

A FOUR BEDROOM END TERRACED  
HOUSE.

**£240,000 Freehold**



Appearances can be deceptive and that is certain the case with this surprisingly spacious four bedroom end terraced house.

Behind this traditional facade lies a modern, contemporary home, ideal for families and couples looking for space, especially when working from home.

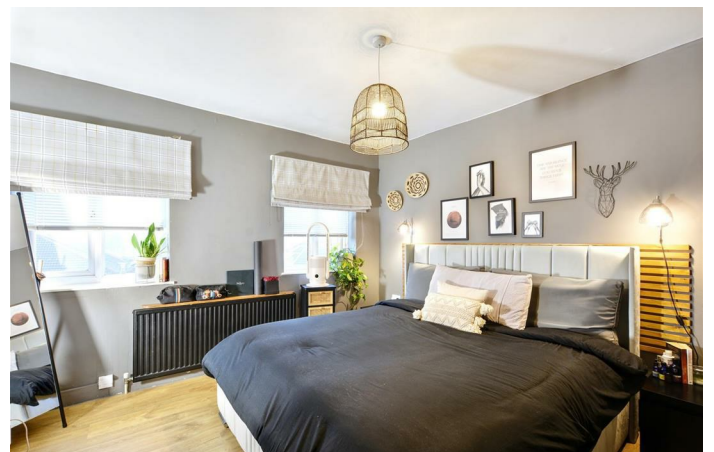
A welcoming hallway gives access to the lounge and kitchen, as well as staircase leading to the first floor. The lounge offers a generous space and leads through to a separate dining room with French doors opening to the attractive rear gardens. The dining room also links into the kitchen which includes a Range-style cooker, ideal for the home cook. Also on the ground floor is a useful wet room/WC and an enclosed lobby with useful storage space.

Rising to the first floor, the landing provides access to four well proportioned bedrooms, three are genuine doubles, with a family bathroom completing the accommodation.

The property is set back from the road with an enclosed forecourt providing off-street parking for at least three cars and the rear gardens are another feature of this home, offering an air of tranquility set around a central lawn with an attractive decked area, great for BBQing in the Summer months. There is a useful cabin and shed.

Situated in this established and popular residential suburb, great for families and commuters alike as good schools for all ages are within easy reach and there are local shops and a regular bus service. The property is also ideally placed for those looking to work in Nottingham city centre, Nottingham University, Queen's Medical Centre, as well as easy access to Junction 25 and 26 of the M1 motorway for those looking to commute further afield.

This standout property really must be viewed to be fully appreciated.



### ENTRANCE HALL

Composite front entrance door, stairs to the first floor with understairs store cupboard, radiator, doors to lounge and kitchen.

### LOUNGE

15'2" x 10'1" (4.63 x 3.08)

Fireplace with flame effect electric fire, radiator, double glazed window to the front, opening to the dining room.

### DINING ROOM

11'7" x 7'1" (3.54 x 2.16)

Radiator, door to kitchen, double glazed French doors opening to the rear garden.

### KITCHEN

11'4" x 9'10" (3.47 x 3.02)

Wall, base and drawer units with worktops and inset stainless steel sink unit with single drainer. Gas/electric Range-style cooker, plumbing and space for washing machine, further appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window to the rear, door to wet room and door to lobby.

### WET ROOM

A useful facility with wash hand basin, low flush WC and shower area with electric shower. Radiator, double glazed window.

### INNER LOBBY

Door leading to side lobby.

### SIDE LOBBY

A useful storage facility with access to the front and rear elevations with storage cupboards.

### FIRST FLOOR LANDING

Store cupboard, doors to bedrooms and bathroom.

### BEDROOM ONE

10'2" increasing to 13'6" x 10'11" (3.10 increasing to 4.14 x 3.34)

Radiator, over stairs store cupboard. Two double glazed windows to the front.

### BEDROOM TWO

11'8" x 9'11" plus door recess (3.58 x 3.04 plus door recess)

Built-in wardrobe, radiator, double glazed window to the front.

### BEDROOM THREE

11'0" x 9'3" (3.37 x 2.83)

Built-in wardrobe, radiator, double glazed window to the rear.

### BEDROOM FOUR

9'8" x 7'1" (2.96 x 2.16)

Radiator, double glazed window to the rear.

### FAMILY BATHROOM

5'1" x 4'8" (1.55 x 1.44)

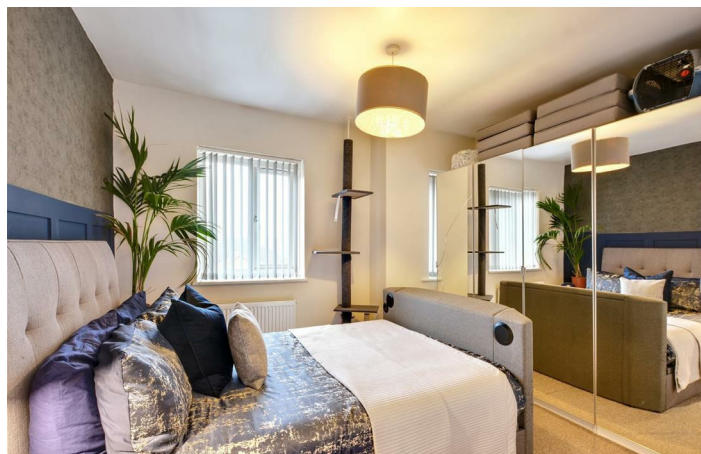
Modern three piece suite comprising wash hand basin, low flush WC and "L" shaped shower bath with shower and screen over. Radiator, double glazed window.

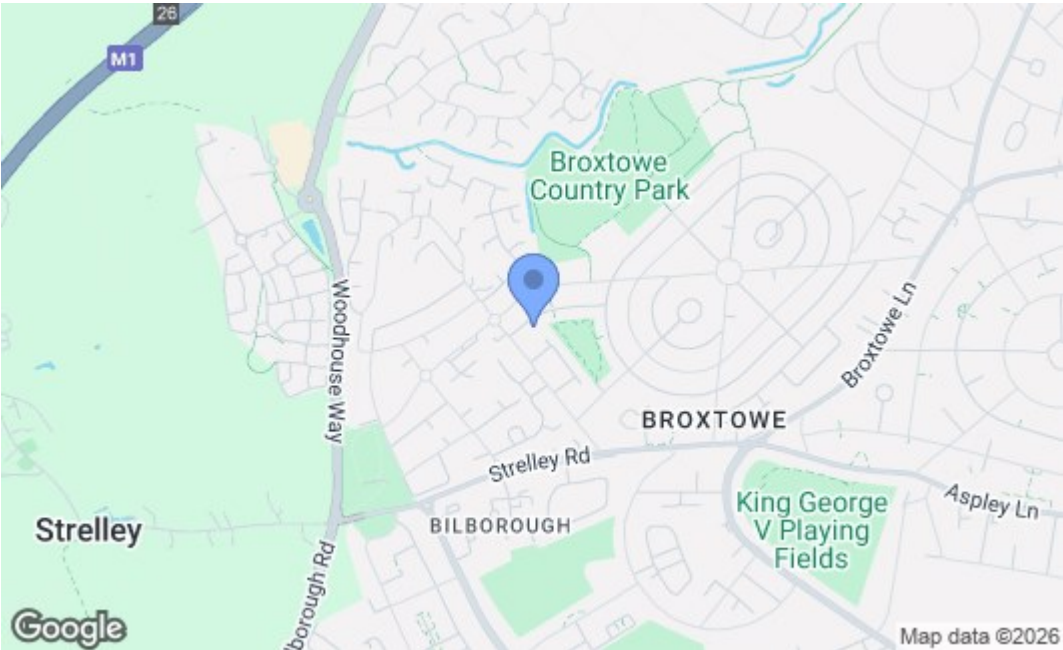
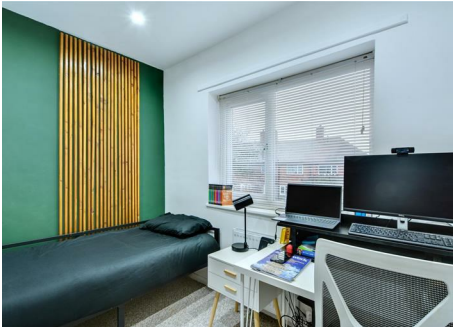
### OUTSIDE

The property is set back from the road with a fenced in forecourt with vehicle opening and hard standing for at least three cars. To the rear, the garden is generous and has a tranquil setting, set around a central lawn with feature raised decked area beyond the French doors with pergola, great for BBQing in the Summer months. There is a further paved patio area and pathways running around the property. There is a garden shed and cabin.

### AGENTS NOTE

The property benefits from solar paneling to the rear elevation which is owned outright.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 81        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| 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.