

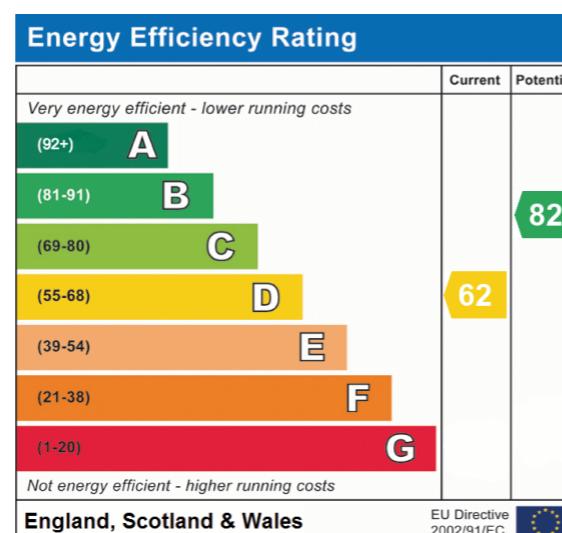
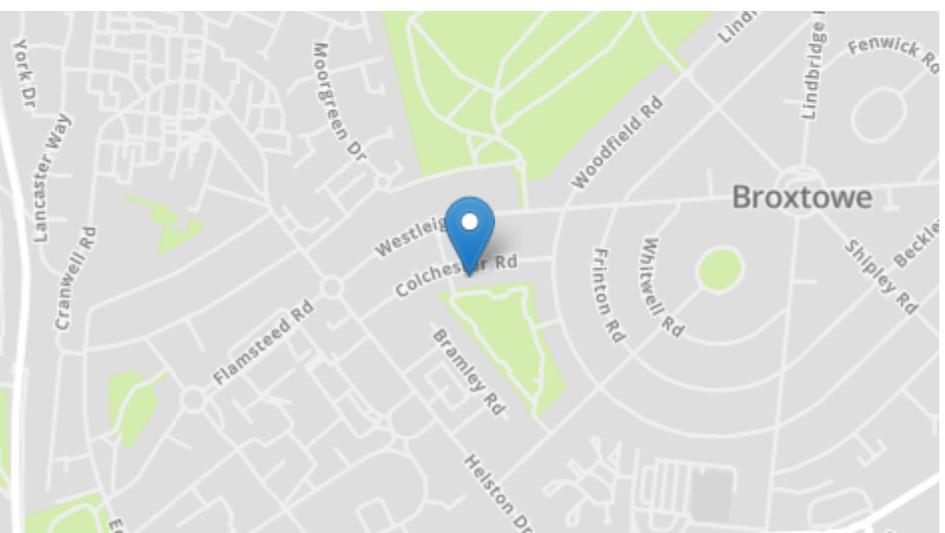
Colchester Road, NG8 6LB

Offers Over £230,000



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Ref - 29869167

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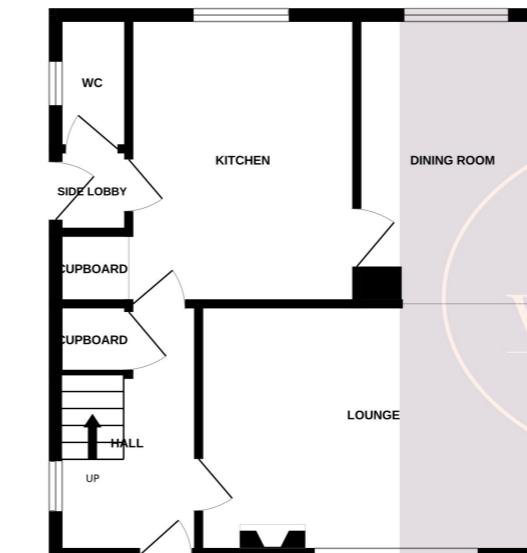
Our Seller says....

- Semi Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking & Garage
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- No Upward Chain

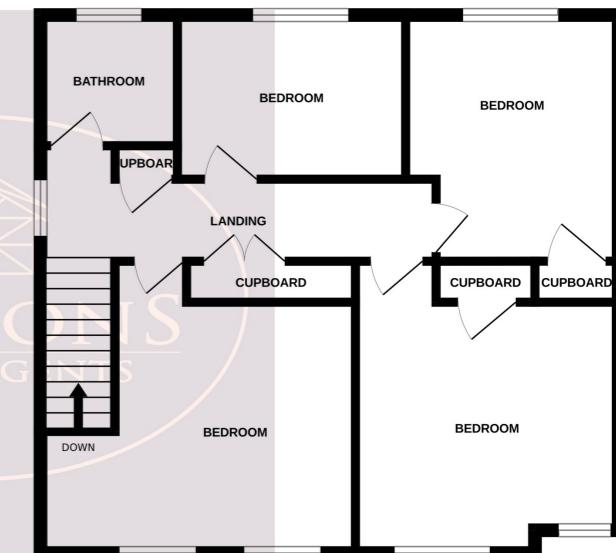


\*\*\* PUT YOUR OWN STAMP ON IT! \*\*\* Occupying a great plot on a desirable street, this 4 bed semi in the ever popular area of Strelley offers a fantastic opportunity for growing families. With 2 reception rooms, downstairs wc and 4 good size bedrooms, we expect this to be popular. In brief, the accommodation comprises: entrance hall lounge, dining room which could be knocked through to the adjoining kitchen and a lobby to the downstairs wc. Upstairs, the landing leads to the 4 bedrooms and a great family bathroom. Outside, the generous plot gives the option to extend to the side (STPP) and the driveway & extra length garage provide off street parking. The lawned rear is low maintenance and enjoys an unusually high level of privacy, making it great space to enjoy the summer months. This popular location sits less than 4 miles from Nottingham City Centre and benefits from a very regular bus service. Shops, school and health centre are also within walking distance, so it's no surprise this location is so popular. Don't delay - call us now on 01159385577 (option 1) to make it yours.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor

### Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, under stairs storage and doors to the lounge and kitchen.

### Lounge

4.65m x 3.33m (15' 3" x 10' 11") UPVC double glazed window to the front, radiator, wood effect laminate flooring and archway through to the dining room.

### Dining Room

4.65m x 3.33m (15' 3" x 10' 11") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and door to the kitchen.

### Kitchen

3.54m x 3.08m (11' 7" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine. UPVC double glazed window to the rear, radiator, storage cupboard housing the combination boiler. Tiled flooring and door to the lobby.

### Lobby

Door to the WC and composite door to the side.

### WC

WC and obscured uPVC double glazed window to the side.

### First Floor

### Landing

UPVC double glazed window to the side, 2 built in storage cupboards, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

3.33m x 3.2m (4.15m max) (10' 11" x 10' 6") 2 uPVC double glazed windows to the front, fitted wardrobe and radiator.

### Bedroom 2

3.57m x 3.04m (11' 9" x 10' 0") UPVC double glazed windows to the front, built in wardrobe and radiator.

### Bedroom 3

3.45m x 2.88m (11' 4" x 9' 5") UPVC double glazed window to the rear, built in wardrobe and radiator.

### Bedroom 4

2.94m x 2.14m (9' 8" x 7' 0") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains shower over. Obscured uPVC double glazed window to the rear and radiator.

### Outside

To the front of the property is a turfed lawn. A concrete driveway provides off road parking leading to the detached garage with up & over door. The front is enclosed by hedge and timber fencing to the perimeter. The low maintenance rear garden comprises a concrete patio seating area, timber decking seating area, turfed lawn, brick built outhouse, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen cupboard and is 7 years old. It was last serviced in November 2025.