



Hotspur Drive  
Colwick, Nottingham NG4 2BS

**£215,000 Freehold**

AN IMMACULATE THREE BEDROOM  
END OF TERRACE PROPERTY FOR SALE IN  
COLWICK, NOTTINGHAM!



**\*\*DRIVEWAY\*\* THREE BEDROOMS!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM end of terrace property situated in the popular location of Colwick, Nottingham.

Nestled in the Carlton suburb, just east of Nottingham, this property combines the ease of city living with a peaceful residential vibe. The area offers a variety of amenities, including supermarkets, shops, and dining options along Carlton Hill. Families will appreciate the nearby schools, while fitness centres, parks, and the picturesque Colwick Country Park provide plenty of leisure opportunities. With excellent transport options—regular buses and close proximity to Carlton and Netherfield train stations—getting to Nottingham city centre and beyond is both simple and convenient.

Upon entry you are welcomed in to the bright and airy hallway which leads to the downstairs WC, kitchen and lounge/diner with doors opening up to the enclosed rear garden. The first floor offers two double bedrooms, one single bedroom and a family bathroom.

Externally the home offers a driveway and a low maintenance front garden.

**DO NOT MISS OUT CALL US TODAY!**



## Hallway

Wooden door to the front, laminate flooring, stairs to the first floor, wall mounted radiator, double glazed window to the side and doors to:

## Ground Floor w.c.

Linoleum flooring, low flush w.c., wall mounted radiator, double glazed window to the side, vanity wash hand basin with hot and cold taps and tiled splashback.

## Kitchen

9'4" max x 7'11" max (2.86m max x 2.42m max)  
Linoleum flooring, double glazed window to the front, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, built-in dishwasher, plumbing for a washing machine, space for a fridge freezer, built-in electric oven, double wall mounted radiator, spotlights to the ceiling.

## Lounge/Dining Room

13'6" max x 16'2" max (4.14m max x 4.93m max)  
Laminate flooring, TV point, two wall mounted radiators, double glazed window and sliding doors to the rear. Understairs storage cupboard.

## First Floor Landing

Stairs to the first floor, carpeted flooring, double glazed window to the side, access to loft, airing/storage cupboard and doors to:

## Bedroom 1

9'1" max x 9'3" max (2.78m max x 2.83m max)  
Carpeted flooring, built-in wardrobes, double glazed window to the front and wall mounted radiator.

## Bedroom 2

10'7" max x 8'1" max (3.24m max x 2.48m max)  
Carpeted flooring, wall mounted radiator, double glazed window to the rear,

## Bedroom 3

6'6" max x 7'9" max (2m max x 2.38m max)  
Laminate flooring, double glazed window to the rear and wall mounted radiator.

## Bathroom

Three piece white suite, tiled splashbacks, double glazed window to the front, hand wash hand basin with hot and cold taps, low flush w.c., bath with hot and cold taps and electric shower, wall mounted towel radiator.

## Outside

To the front and side there is a driveway providing off road parking and bin storage space. Lawned garden with shrubs to the borders and a garage.

To the rear of the property there is a patio area with garden laid to lawn, further patio area at the end of the garden, ideal for barbeques and seating, surrounded by fencing. Side access gate.

## Council Tax

Gedling Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 64mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

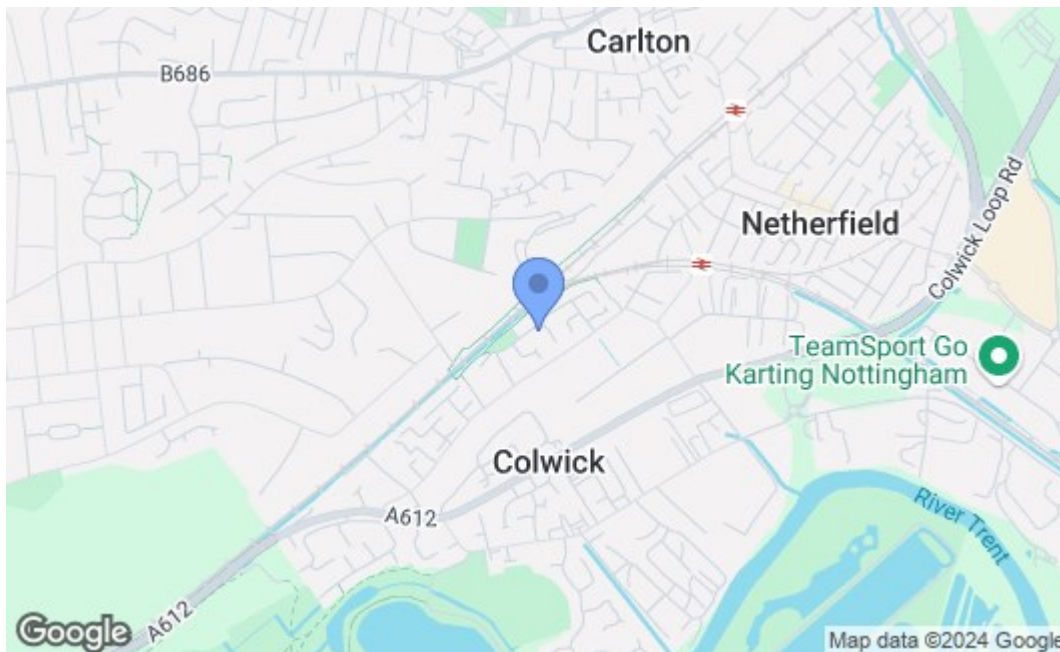
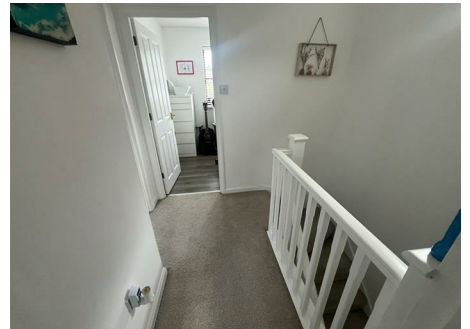
Non-Standard Construction – No

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			
(81-91) B			
(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.