



College Way
Bilborough, Nottingham NG8 4JH

£270,000 Freehold

A THREE STOREY, FOUR BEDROOM SEMI
DETACHED HOUSE.



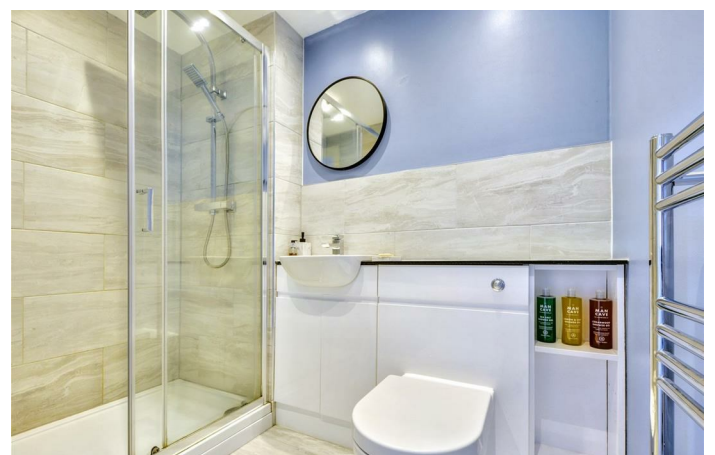
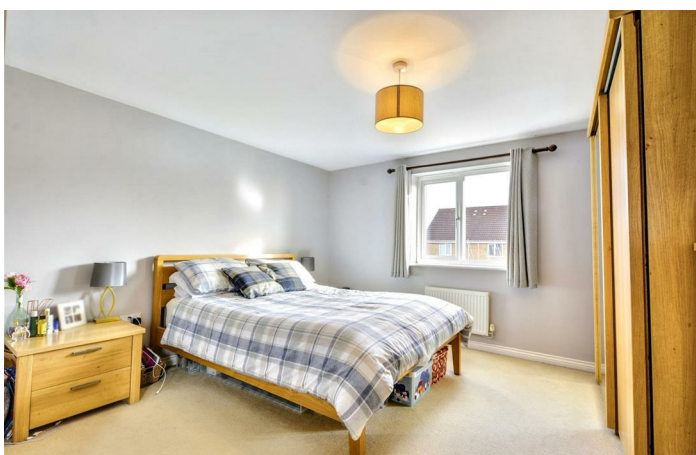
A surprisingly spacious three storey, four bedroom semi detached house.

This modern property comes to the market in a ready to move into condition. The current owners have upgraded the property over the years with features including a contemporary, fully fitted breakfast kitchen, and en-suite shower room to the generous master bedroom on the second floor.

This energy efficient home has gas fired central heating and double glazed windows, and has the additional benefit of off-street parking and an attached brick built garage. The rear gardens have decked and patio areas, as well as a section of garden laid to lawn.

Situated in this established residential development on the outskirts of Bilborough, close to the highly regarded 6th form college and offers good commutability, being just off the A6002 linking Junction 26 of the motorway. There is an Aldi a short drive away, as well as Beeston and Nottingham being within easy reach.

With accommodation over three floors, this property offers versatile accommodation, ideal for families, as well as professional couples with plenty of space for working. Viewing is recommended.



ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor. Doors to the living room, cloaks/WC and breakfast kitchen.

CLOAK/WC

Incorporating a two piece suite comprising wash hand basin and a low flush WC. Radiator.

LIVING ROOM

14'5" x 12'10" (4.41 x 3.92)

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

BREAKFAST KITCHEN

15'11" x 6'2" increasing to 7'10" (4.87 x 1.90 increasing to 2.40)

Incorporating a range of modern wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Fitted wine rack, plumbing and space for washing machine, radiator, double glazed window to the front.

FIRST FLOOR LANDING

Dog-leg staircase leading to the second floor with radiator, double glazed window.

BEDROOM TWO/SITTING ROOM

13'0" x 12'4" (3.98 x 3.78)

A generous versatile space designed as a bedroom but currently used as a second sitting room with radiator and double glazed window.

BEDROOM FOUR

9'0" x 6'2" (2.75 x 1.88)

Fitted wardrobes to one wall, radiator, double glazed window to the front.

BATHROOM

Three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment and shower screen. Partially tiled walls, radiator.

SECOND FLOOR LANDING

Useful fitted cupboards with shelving, doors to bedroom one and three.

BEDROOM ONE

15'3" reducing to 11'2" x 12'10" (4.67 reducing to 3.42 x 3.93)

Radiator, double glazed window to the rear.

EN-SUITE

Refurbished in 2022, comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail.

BEDROOM THREE

11'8" x 9'8" (3.56 x 2.97)

Built-in cupboard housing gas combination boiler which was fitted in December 2021. Radiator, double glazed window to the front.

OUTSIDE

To the front is a small open plan garden. To the side of the house there is off-street parking for one vehicle, leading to an attached brick built garage. The rear garden is enclosed and landscaped with decked and patio areas, a section of garden laid to lawn with borders finished with chipped bark.

GARAGE

17'1" x 8'11" (5.23 x 2.73)

With up and over door to the front, light, power, pitched tile roof which is partially boarded to provide storage. Door to rear garden.

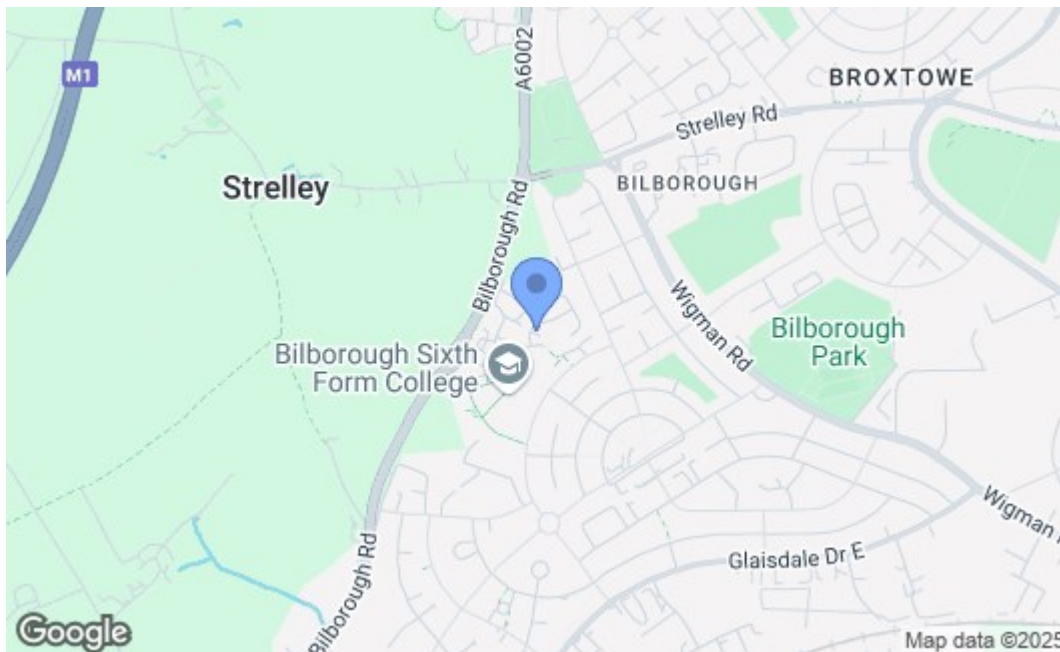
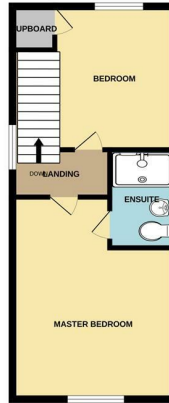
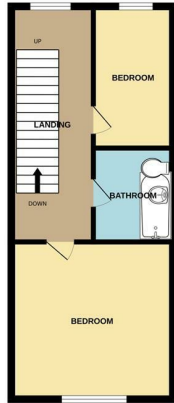
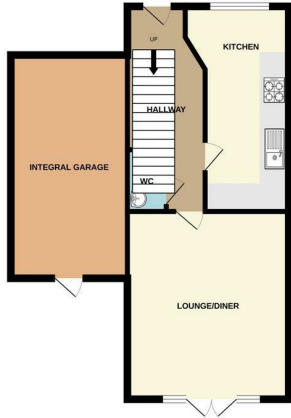




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales Environmental Impact (CO₂) 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

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.