



Guide Price £230,000 Freehold

33 STRATFORD CLOSE | COLWICK | NOTTINGHAM | NG4 2DL

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £230,000 - £250,000.

INCREDIBLE!...This impeccably refurbished two-bedroom semi presents a superb opportunity for buyers seeking a stylish home that is ready to be enjoyed from day one. Finished to an impressive standard throughout and offered to the market with no onward chain, the property effortlessly blends contemporary design with everyday practicality.

The home has undergone a comprehensive programme of modernisation. A thoughtfully designed rear extension has transformed the ground floor into a wonderfully open and sociable living space, perfectly suited to modern lifestyles.

The accommodation begins with an elegant bay-fronted living room, offering a warm and inviting space to relax. To the rear, a striking modern kitchen is fitted with sleek cabinetry and integrated appliances, seamlessly flowing into a light-filled dining area. This impressive space is enhanced by a skylight overhead and bi-folding doors that open out to the garden, creating a seamless connection between indoor and outdoor living.

The first floor hosts two well-proportioned bedrooms, including a generous double bedroom complete with built-in wardrobes and a comfortable single bedroom. These are served by a stylish contemporary bathroom featuring a modern three-piece suite.

Outside, the property continues to impress. A generously sized rear garden has been thoughtfully arranged with two decked seating areas, an artificial lawn for low-maintenance enjoyment, and enclosed fencing for privacy. Beyond the rear gate, you will find tandem parking for two vehicles, providing convenient off-street parking.

Positioned within a sought-after residential setting, the property is ideally placed for easy access to a variety of local shops, schools and everyday amenities. The scenic surroundings of Colwick Country Park are also within close proximity, while excellent transport connections provide straightforward access into Nottingham city centre.





#### Living Room 12'4" x 14'7"

Featuring carpeted flooring, an electric storage heater, and a bay window to the front. A composite door provides access to the property.

#### Kitchen 12'4" x 6'10"

An attractive kitchen featuring a range of fitted handleless base and wall units with worktops, a breakfast bar, and a composite sink with swan neck mixer tap. Appliances include an integrated oven with ceramic hob and extractor fan, integrated fridge and freezer, dishwasher, and washing machine. Additional features include a splashback, electric storage heater, laminate flooring, recessed spotlights, and a bay window to the side elevation.

#### Dining Room 10'4" x 12'0"

Featuring laminate flooring, an electric storage heater, recessed spotlights, a feature skylight, and bi-folding doors opening out to the rear garden.

#### Landing

Boasting loft access with lighting, and leads into;

#### Bedroom One 9'3" x 13'3"

With an electric storage heater, built-in wardrobes and drawers, and a window to the front elevation.

#### Bedroom Two 6'3" x 10'2"

With an electric storage heater, and a window to the rear elevation.



#### Bathroom 5'9" x 6'6"

A stunning bathroom with a low-level dual-flush WC, a wall-mounted vanity unit with wash basin, and a panelled bath with mains-fed rainfall and handheld showers. Additional features include an extractor fan, heated towel rail, floor-to-ceiling tiling, recessed spotlights, and an opaque window to the rear elevation.

#### Outside

The outside features a pleasant lawned frontage with a pathway which provides access to the front entrance. To the rear is a delightful and enclosed garden that has been landscaped to a high standard. Boasting a patio, decking and artificial lawn which is ready to be enjoyed. To the rear of the property offers tandem parking for two vehicles.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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