

ASHFORD  
& MOULT  
ESTATE AGENTS

OFFERS OVER

**£395,000**

**Collyer Road**

Nottingham, NG14 6LY

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## PROPERTY SUMMARY

PRICE ADJUSTMENT AS SELLERS HAVE SEEN A PROPERTY THEY WISH TO PROCEED WITH

This outstanding three-bedroom detached home has been finished to an exceptionally high standard throughout. The property has been exquisitely designed with careful thought given to every detail, creating a stylish and beautifully presented home that is perfectly suited to modern family living.

The accommodation is both spacious and versatile, featuring a generous reception room that flows seamlessly into an extended open-plan living, kitchen and dining area. This impressive space forms the heart of the home, ideal for both everyday living and entertaining, with a light and airy feel and a layout clearly designed with comfort and practicality in mind.

Upstairs, the property offers three well-proportioned bedrooms, all finished to the same high standard, providing flexible space for families, professionals, or guest accommodation. The home also benefits from a thoughtfully converted section of the garage, creating a private hideaway office, ideal for those working from home or requiring a quiet study area. A contemporary ground floor shower room further enhances the practicality of the layout.

Externally, the property continues to impress with generous off-road parking for up to four vehicles, ensuring ample space for residents and visitors. Additional features include an outside double bath with built-in drainage system and

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2





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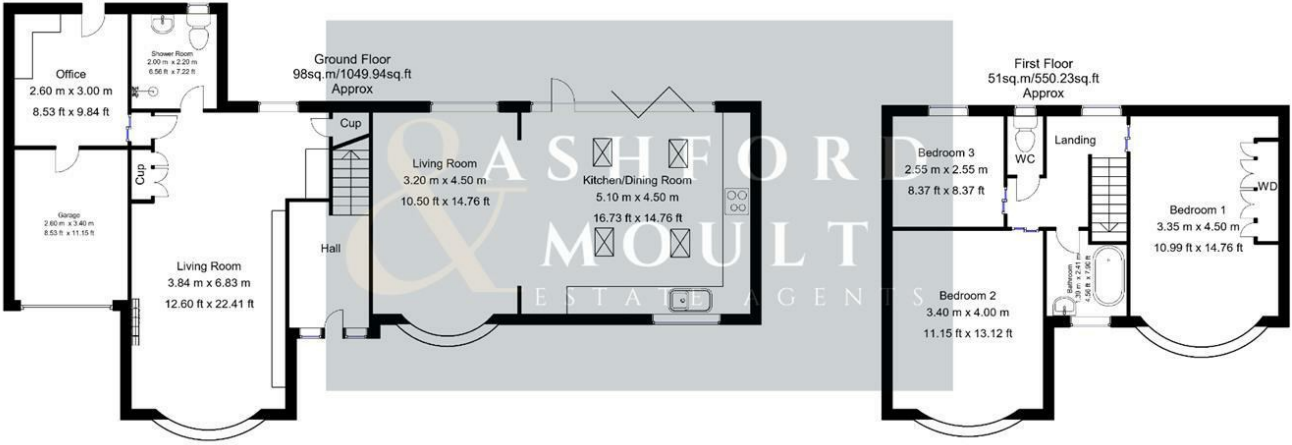
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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