



DavidJames
the estate agent

First Avenue, Colwick, Nottingham, NG4 2DX

Guide Price £270,000

About This Property

GUIDE PRICE £270,000 - £280,000. Extended to the rear and beautifully-presented throughout, this semi-detached home offers a blend of comfort and style, nestled in a prime location just a short commute from Nottingham city centre and short walk from the stunning Colwick Country Park. The property welcomes you through an entrance hall complemented by a porch and a handy cloakroom/WC. The interiors flow from a spacious lounge to a versatile dining room which can double up as a home office. A conservatory adorned with French doors further enhances the living space. The heart of this home is its stunning kitchen, equipped with plinth lighting and a suite of integrated appliances which include a Bosch electric double oven with grill, microwave, 5 ring Smeg hob with Elica extractor fan and a dishwasher. Upstairs comprises three bedrooms, with the primary and secondary rooms benefiting from fitted wardrobes. A practical loft with plenty of sockets and lighting, accessible via a fitted ladder, provides additional space, bathed in light from Velux-style windows with fitted blinds. The modern shower room, with its vanity storage and large shower cubicle, also includes a chrome-finish towel radiator. Additional features include a Worcester boiler for gas central heating, a covered walkway leading to a utility room with useful storage and space for laundry appliances and an exquisitely manicured rear garden complete with a feature decked patio area with pergola, external power sockets, a shed and a useful storage outbuilding. Driveway parking at the front completes this enticing offering and also provides access to the garage, also benefitting from power.

- Well-presented and extended semi-detached home
- Short commute to Nottingham city centre
- Within walking distance of Colwick Country Park
- Beautiful modern kitchen with separate utility room
- Versatile dining room/home office space
- Generous conservatory with French doors
- Three bedrooms (two with fitted wardrobes)
- Loft room with Velux-style windows and ladder access
- Stunning established lawned garden with feature patio area and pergola
- Driveway and garage for ample parking and storage







Approximate total area⁽¹⁾
146.74 m²
1579.55 ft²

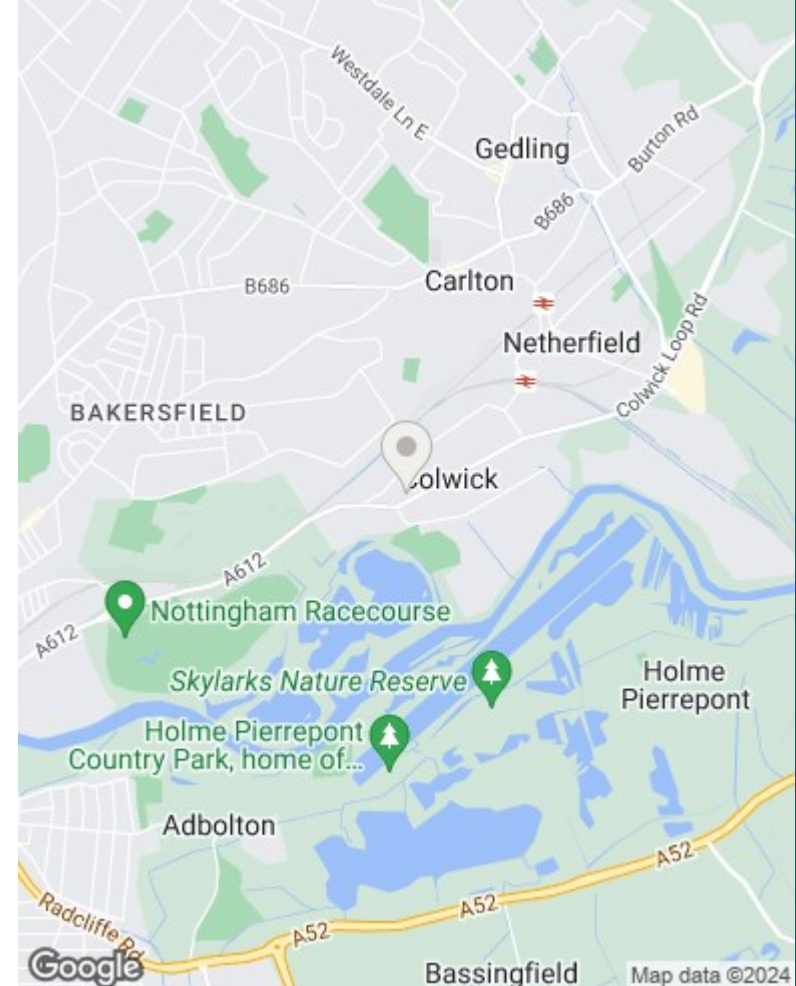
Reduced headroom
12.24 m²
131.77 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Council Tax Band: B
Gedling Borough Council
Freehold

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