



**DavidJames**  
the estate agent

**Tudor Close, Colwick, Nottingham, NG4 2DR**

**Guide Price £270,000**

# About This Property

We are delighted to present this well-presented end-townhouse, offered to the market with no upward chain. Set in a generous plot, this property presents a unique opportunity with planning permission in place for the erection of a neighbouring detached dwelling with parking to the front. Located in a cul-de-sac, the home provides easy access to the stunning Colwick Country Park and is just a short commute from Nottingham City Centre.

The property has been recently redecorated with new carpets throughout and starts with a welcoming entrance hall which houses the panel for the burglar alarm system, providing peace-of-mind. The good-sized lounge then features a fireplace and a box window to the front, with double doors leading to the modern dining kitchen. This space is equipped with a generous range of fitted units and integrated cooking appliances whilst space is available for additional freestanding white goods. The adjoining conservatory, with its French doors, opens directly to the garden.

Upstairs, you will find two bedrooms, with the main bedroom including a variety of useful in-built and fitted wardrobes for plenty of storage space. The complementing wet room then features a white suite and an electric shower.

The large lawned rear garden is a standout feature of this property. Planning has been granted on the land to accommodate an additional detached dwelling with off-street parking to the front, whilst still maintaining a good-sized garden for the existing property. The front of the house also benefits from off-street parking.

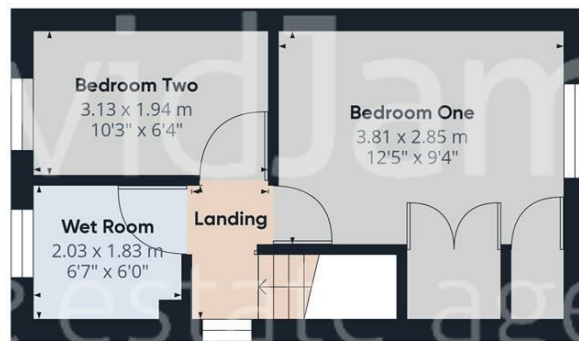


- End-townhouse
- Set in a generous plot with planning permission for an additional detached dwelling and parking
- Offered to the market with no upward chain
- Recently redecorated with new carpets throughout
- Good-sized lounge
- Modern dining kitchen with an adjoining conservatory
- Two first floor bedrooms
- Modern wet room with an electric shower
- Generous established rear garden
- Driveway to the front provides off-street parking





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
57.7 m<sup>2</sup>  
621.03 ft<sup>2</sup>

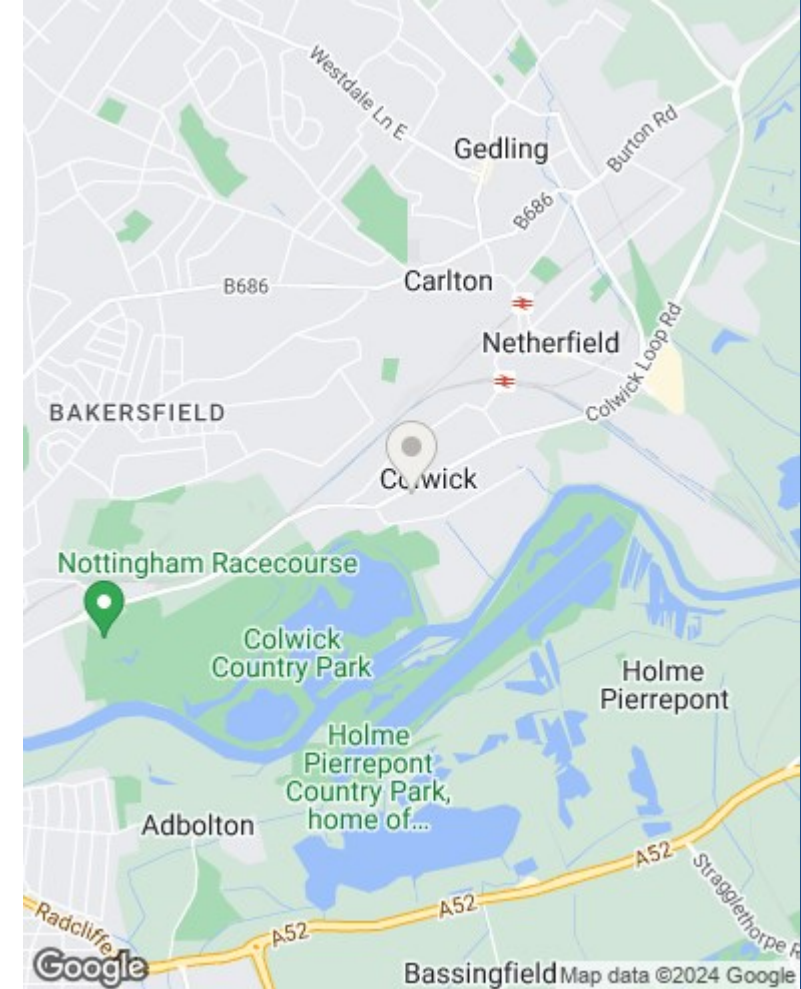
**Reduced headroom**  
0.86 m<sup>2</sup>  
9.27 ft<sup>2</sup>

(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.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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