



DavidJames
the estate agent

Candle Meadow, Colwick, Nottingham, NG2 4DW

Guide Price £175,000

About This Property

We are proud to present this well-presented three-bedroom townhouse in Colwick, offering several recent upgrades including external insulation to both the walls and the flat roof. This is an excellent opportunity for a family wanting access to good local amenities and schools, and has excellent public transport links to the city centre as well as access to some beautiful walks around Colwick Country Park.

Upon entering, you are welcomed into a bright and welcoming lounge/dining room featuring a large window to the rear elevation that overlooks a well-maintained rear courtyard garden.

The modern kitchen features a walnut effect worktop and slate grey coloured units with a large window above the sink ensuring plenty of natural light. The kitchen transitions smoothly into a generous hallway with light-coloured walls and light grey wood-effect flooring, contributes to the bright, contemporary feel of the space.

A carpeted staircase with a white banister leads to the first floor, where you will find three good sized bedrooms with the primary bedroom benefiting from built-in wardrobes, and a fully wall tiled bathroom fitted with a three-piece suite including a Gainsborough electric shower over the bath.

Outside to the rear there is a well-maintained courtyard garden featuring an initial slabbed patio area including a raised garden bed with a variety of plants and flowers, leading to a further gravelled area, perfect for seating and entertaining. The garden is enclosed by a grey painted wooden fence providing additional privacy.

The driveway to the front of the property can easily accommodate two cars adding to the convenience of this charming townhouse, and includes a timber shed for additional storage. The property benefits from recently installed gas central heating, UPVC white double glazed windows and a combination boiler.



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- Three-bed townhouse in Colwick
- Good choice of local amenities, schools and public transport links to the city centre
- Close to Colwick Country Park
- Externally insulated walls and flat roof and recently installed gas central heating with combi boiler
- Modern kitchen with walnut effect worktop and slate coloured units
- Spacious lounge/dining room with large window looking onto rear garden
- Three well maintained bedrooms, the largest of which has fitted wardrobes
- Additional storage areas throughout the property
- Driveway that can easily accommodate two cars
- Well-maintained attractive courtyard style rear garden



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Storage Room
1.09 x 1.81 m
4'0" x 5'10"

Hallway
4.34 x 1.78 m
14'0" x 5'10"

Kitchen
3.81 x 2.65 m
13'0" x 8'8"

Entrance Hall
0.94 x 0.90 m
3'0" x 2'10"

Lounge /Dining Room
7.24 x 3.17 m
24'0" x 10'4"

Floor 0



Floor 1



Approximate total area⁽¹⁾
75.72 m²
815.04 ft²

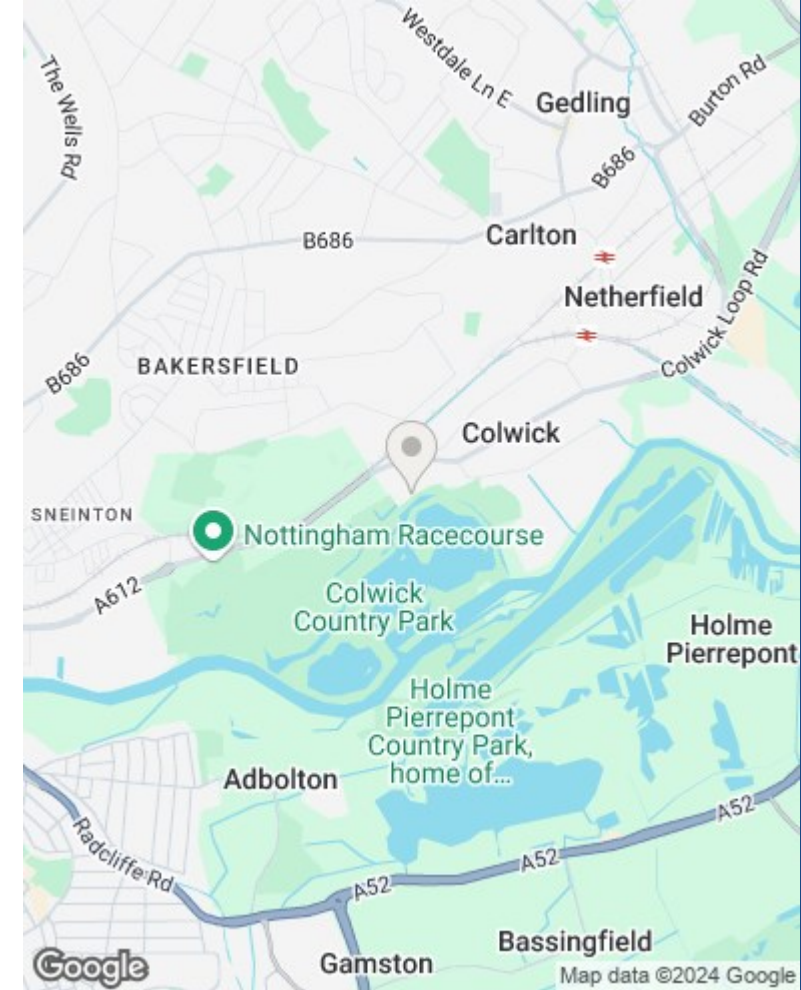
Reduced headroom
0.22 m²
2.37 ft²

(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.

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Council Tax Band: A
Nottingham City Council
Freehold

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