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**DavidJames**  
the estate agent

**Chaworth Road, Colwick, Nottingham, NG4 2FZ**

**Guide Price £200,000**



# About This Property

This beautifully-presented three-storey terraced house offers deceptive family-sized accommodation just a short commute from Nottingham City Centre, with frequent bus and train services just a short walk away! This home also benefits from close proximity to Netherfield's shops and is within easy reach of the stunning Colwick Country Park. Viewing is essential!

Upon entering the property, you'll find a welcoming entrance hall equipped with a keypad for the burglar alarm system. The ground floor then features a good-sized lounge, perfect for relaxing, complemented by a versatile dining/sitting room that can adapt easily to your lifestyle needs.

The modern fitted kitchen is a highlight, featuring an integrated electric oven, gas hob and extractor alongside ample space for a freestanding fridge/freezer, washing machine, tumble dryer and dishwasher.

The first floor hosts two generous double bedrooms and after ascending the further staircase to the top floor, you'll find a further large double bedroom which offers additional privacy.

The contemporary bathroom on the first floor is equipped with a four-piece suite which includes a separate shower cubicle and further boasts a feature chrome-finish towel radiator. The bathroom also houses a cupboard with the Glow-worm boiler, which has been annually serviced and powers the central heating system.

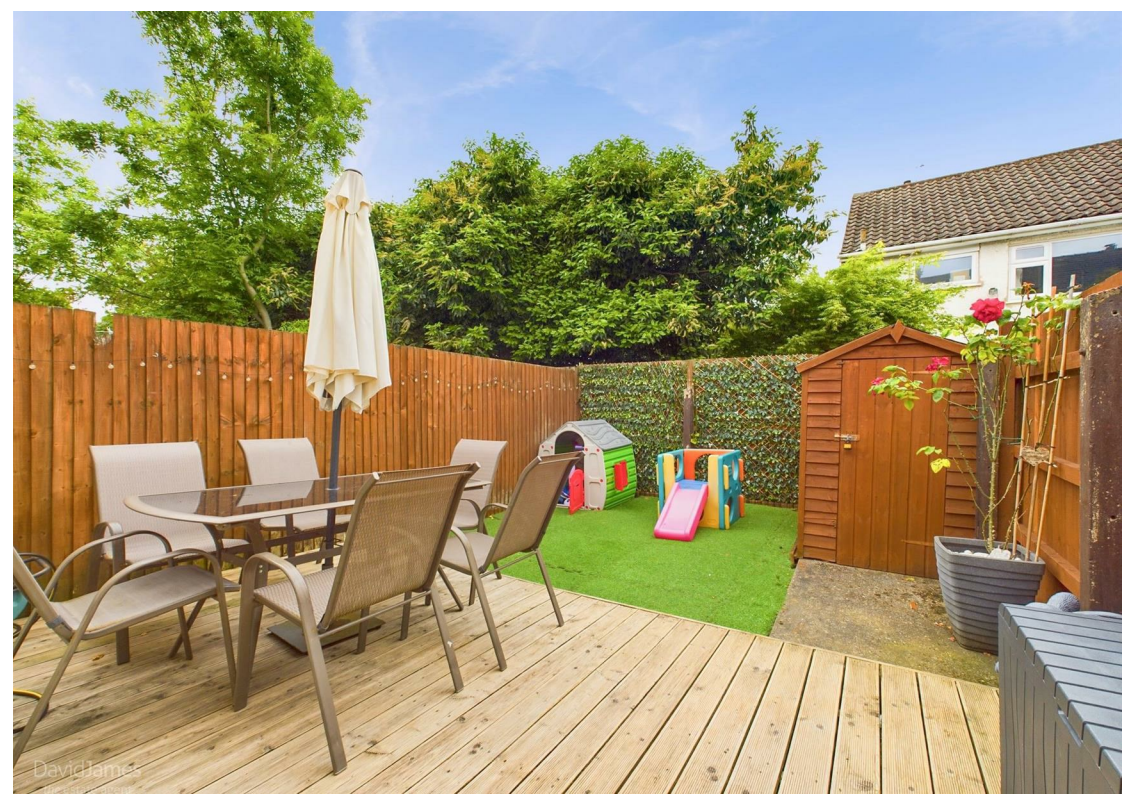
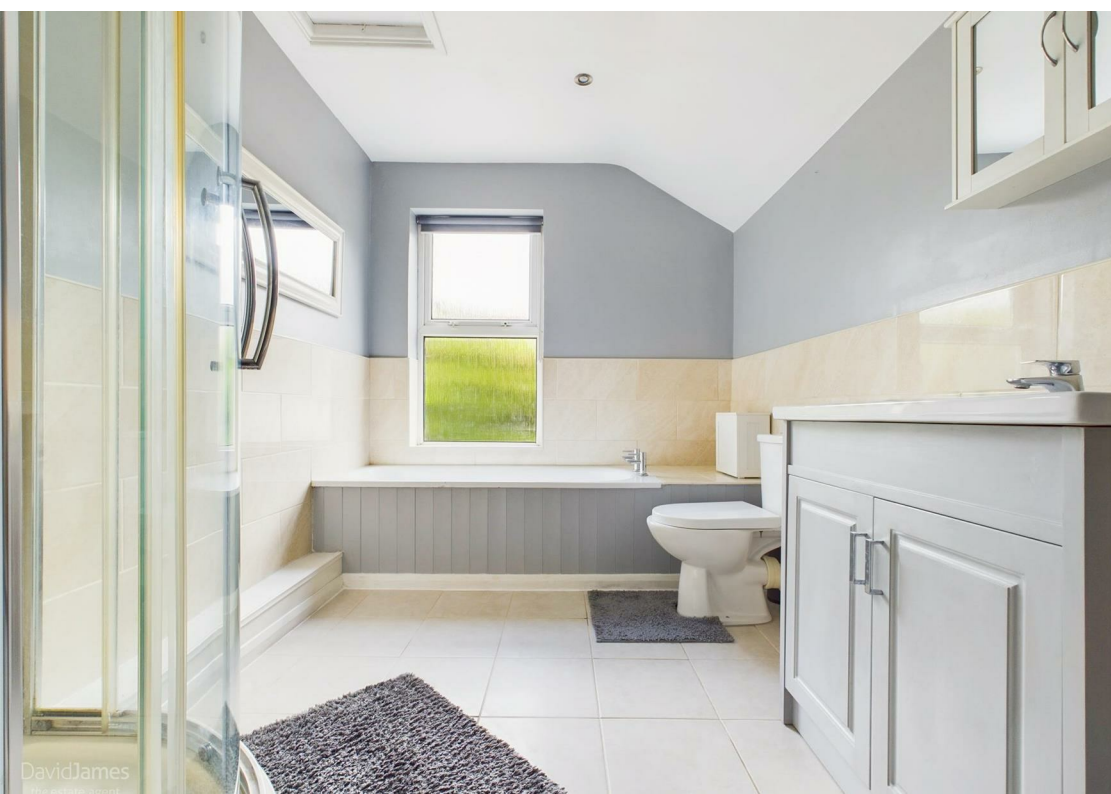
The enclosed rear garden is designed for low maintenance, featuring artificial turf, raised beds and a feature patio seating area - perfect for outdoor relaxing. Additionally, a useful timber shed is available for storing garden furniture and tools.

For added convenience, the property includes off-street parking at the front.



- Three-storey terraced house
- Offers deceptive family-sized accommodation
- Within easy reach of Netherfield's amenities and Colwick Country Park
- A short commute from Nottingham City Centre with excellent nearby transport links
- Good-sized lounge and a further separate dining/sitting room
- Modern fitted kitchen with integrated cooking appliances
- Three double bedrooms
- Modern bathroom with a four-piece suite including a separate shower cubicle
- Low-maintenance enclosed rear garden with a feature patio seating area
- Off-street parking to the front





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Floor 0



Floor 1



Floor 2



**Approximate total area\***  
102.96 m<sup>2</sup>  
1108.26 ft<sup>2</sup>

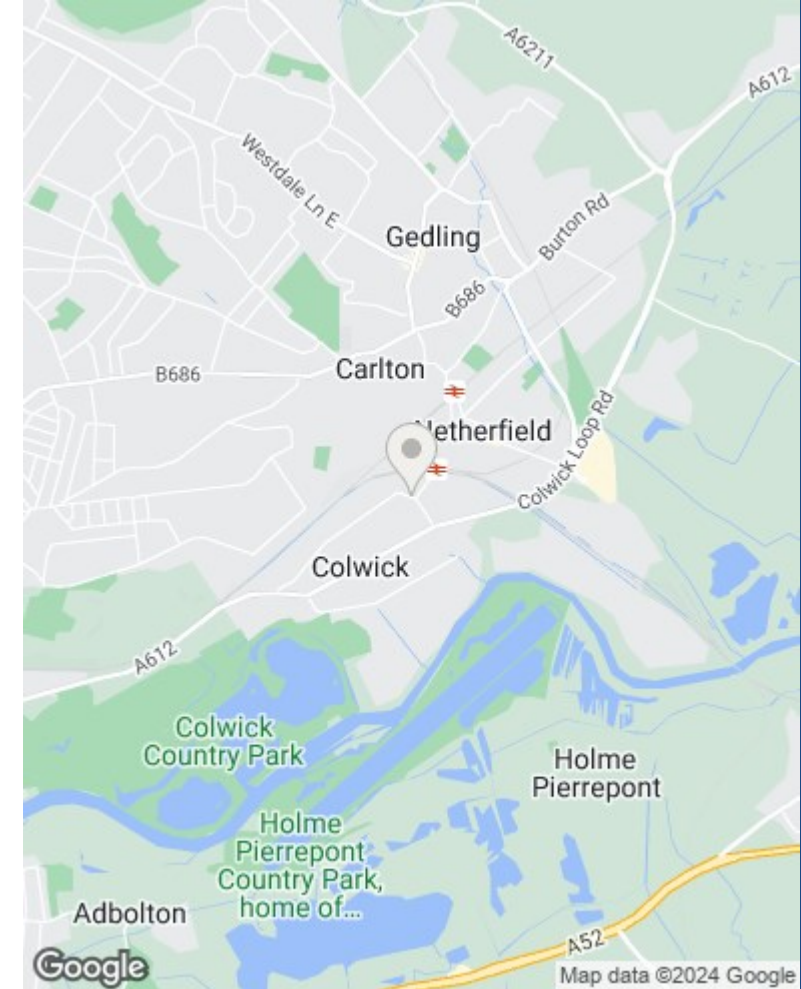
**Reduced headroom**  
4.4 m<sup>2</sup>  
47.4 ft<sup>2</sup>

(\*) 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**  
**Gedling Borough Council**  
**Freehold**

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