



DavidJames
the estate agent

Spray Close, Colwick, Nottingham, NG4 2GT

£230,000

About This Property

Situated at the end of a cul-de-sac, this well-presented end-townhouse presents an ideal opportunity for a first-time buyer to step onto the property ladder and begin their homeownership journey! This home sits within easy reach of Nottingham City Centre, Victoria Retail Park and local schools and is also just a short distance from the beautiful Colwick Country Park, offering a perfect blend of city convenience and natural surroundings.

Upon entering, the hallway provides access to a modern cloakroom/WC and also houses the burglar alarm panel for added peace of mind. The lounge/dining room is a welcoming space, featuring a focal point fireplace and sliding patio doors that flood the room with natural light. The kitchen is fitted with an integrated oven, gas hob and extractor and offers space for freestanding white goods, making it practical and functional for everyday living.

Upstairs, the first floor boasts three bedrooms, with the main bedroom featuring fitted wardrobes for ample storage. The modern shower room is finished with a sleek three-piece suite.

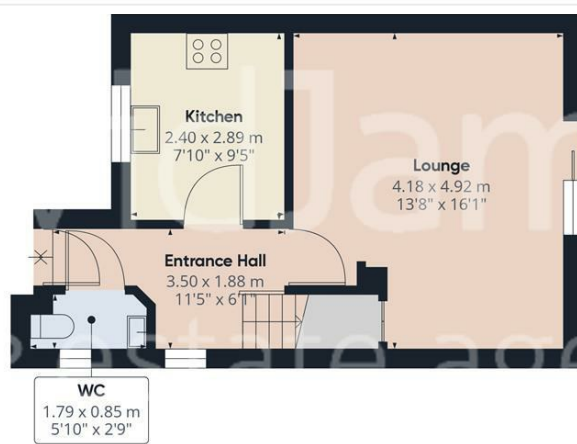
Outside, the generous rear garden offers a fantastic outdoor retreat. Mainly lawned, you'll also find a patio seating area which is perfect for relaxing or entertaining and has plenty of space for garden furniture. To the front, a tandem driveway extends along the side of the property and offers convenient parking for multiple vehicles.

With its excellent location and well-designed layout, this property is a fantastic choice for those looking to make their first step into homeownership!



- End-townhouse
- An ideal first-time purchase
- A short commute from Nottingham City Centre
- Within easy reach of Colwick Country Park and Victoria Retail Park
- Initial entrance hall with a modern cloakroom/WC
- Good-sized lounge/dining room with sliding patio doors
- Fitted kitchen with integrated cooking appliances
- Three bedrooms complemented by stylish modern shower room
- Generous lawned rear garden with an initial patio seating area
- Tandem driveway provides multi-vehicle parking





Floor 0



Floor 1



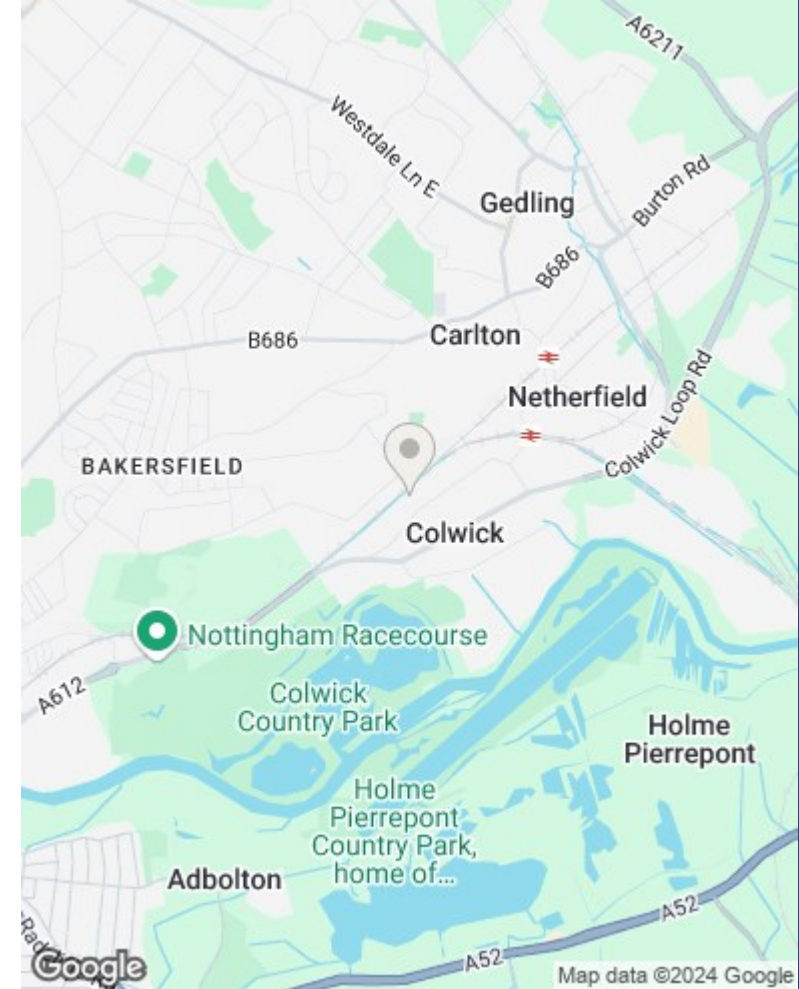
Approximate total area*
62.02 m²
667.58 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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