



**DavidJames**  
the estate agent

**Crosslands Meadow, Colwick, Nottingham, NG4 2DJ**

**Guide Price £350,000**

# About This Property

This detached four bedroom property, situated in Colwick, offers an excellent opportunity for those looking to refurbish and make a house their own. Sold with no upward chain, the spacious accommodation is arranged over two floors.

The ground floor begins with an entrance porch leading into a hallway. The lounge features a bay window and fireplace, providing a focal point for the room. Adjacent to the lounge is a separate dining room with patio doors opening into a conservatory, creating additional space for family gatherings or entertaining guests. The kitchen, which offers ample storage and worktop space, connects to an adjoining utility room for added convenience. A second conservatory at the rear of the property allows for further versatile living options.

Upstairs, the property boasts four bedrooms. The principal bedroom benefits from an en-suite shower room and WC. The remaining bedrooms are served by a family bathroom.

Externally, the property is set back from the road and approached via a double-width block paved driveway, providing ample off-street parking and leading to a double garage. The rear garden offers space for outdoor enjoyment and potential for landscaping.

The property is equipped with gas central heating and provides a solid foundation for modernisation to suit personal tastes and requirements



- Detached house requiring a scheme of refurbishment and sold with no upward chain
- Four bedrooms, bedroom one with en-suite shower room/Wc
- Entrance porch and hallway
- Lounge with bay window and fireplace
- Dining room with patio doors to a conservatory
- Kitchen with adjoining utility room and additional conservatory
- Gas central heating
- Double width block paved driveway provides parking
- Double garage
- Rear garden





Approximate total area\*  
148.97 m<sup>2</sup>  
1603.5 ft<sup>2</sup>

Reduced headroom  
14.21 m<sup>2</sup>  
152.96 ft<sup>2</sup>

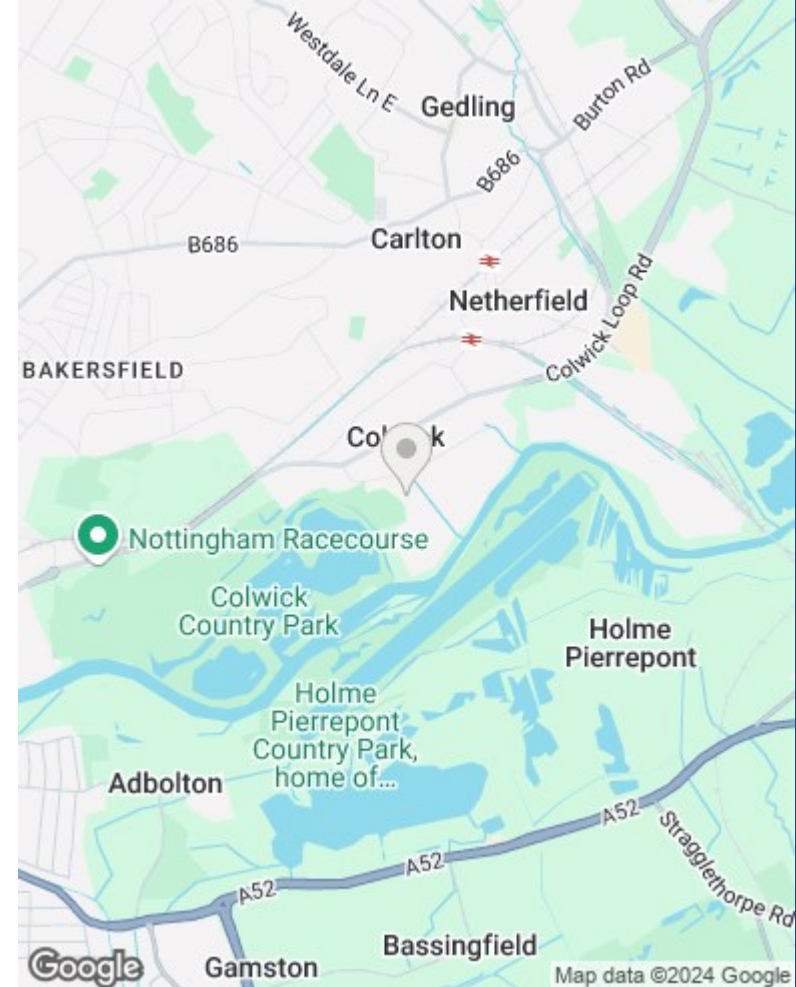
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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: E**  
**Gedling Borough Council**  
**Freehold**

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