



 3

 2

 1

 D

**DavidJames**  
the estate agent

**New Vale Road, Colwick, Nottingham, NG4 2EA**

**Guide Price £250,000**



# About This Property

Guide Price £250,000 - £270,000 Welcome to this well presented three-bedroom extended semi-detached home, ideally located close to a range of amenities, reputable schools and excellent bus services. The property benefits from a single storey extension to the rear, a double width driveway and an expansive rear garden making this property a perfect choice for those who appreciate a bit more space and the connection of indoor and outdoor living.

As you step through the front door, you are greeted by a welcoming entrance hall featuring herringbone wood-effect flooring and a convenient under-stairs storage area. The heart of the home is the bright and spacious lounge/dining room, an excellent space to relax or entertain, enhanced by French doors that open onto a large patio area and lawned area beyond, perfect for outdoor dining, family gatherings, or simply enjoying the tranquility it offers.

The well presented galley-style kitchen features black marble effect worktops and benefits from an integrated four-burner gas hob and oven with ample space for multiple appliances. A picture window overlooks the rear garden and there is a side entrance that leads directly to the outdoor patio area.

The carpeted staircase leads to the first floor where there are two generous double bedrooms and a versatile single bedroom, ideal for use as a home office or nursery. The main bedroom features leaded window detailing while the second bedroom comes complete with built-in wardrobes. The family bathroom is tastefully designed with a three-piece white suite, mains shower over the bath, wooden effect flooring and double aspect windows for abundant natural light.

The rear garden is a stand out feature of this home offering a large initial patio area suitable for table and chairs leading to an extensive lawned area surrounded by mature trees and planting making the space feel very private and relaxing.



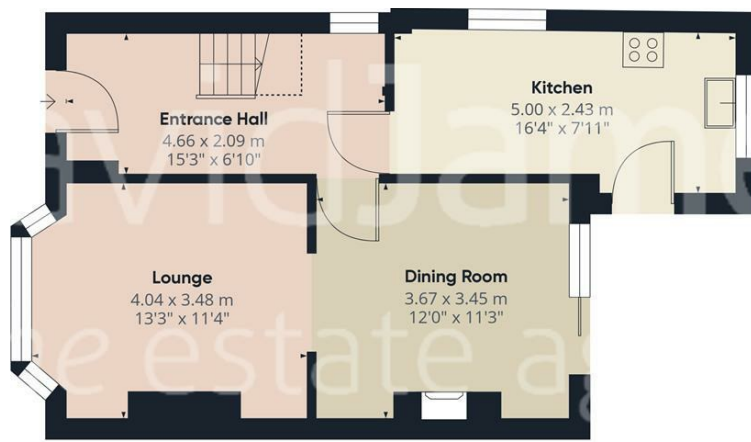
- Semi-detached home with single storey extension which is well-presented throughout
- Three bedrooms including two spacious doubles and a versatile third bedroom/office
- Generous private driveway and large rear garden
- Spacious entrance hall with herringbone wood-effect flooring
- Bright and airy lounge/dining room with French doors leading onto a patio area
- Galley-style kitchen with black marble effect worktops and access directly to the rear garden
- Family bathroom with mains shower over the bath
- Expansive rear garden with initial patio area leading to large lawned area with mature trees and planting
- Double width driveway provides off road parking
- Excellent location with amenities, schools, and bus services nearby











Floor 0



Floor 1



Approximate total area\*  
83.93 m<sup>2</sup>  
903.42 ft<sup>2</sup>

Reduced headroom  
0.74 m<sup>2</sup>  
7.97 ft<sup>2</sup>

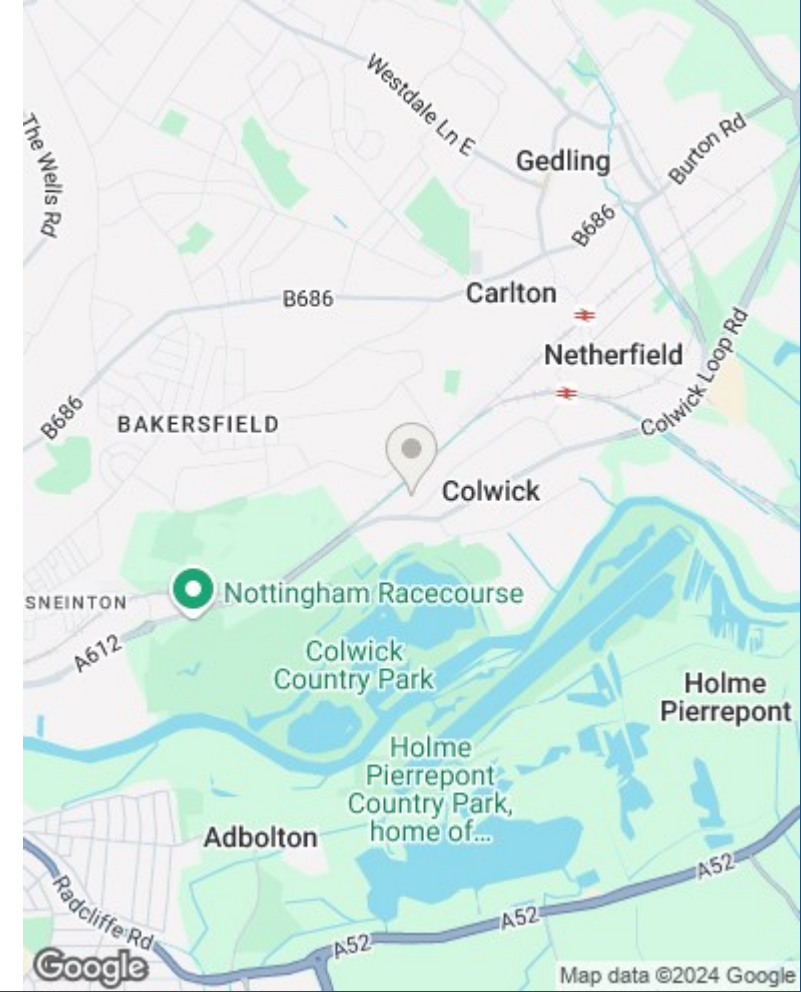
(1) Excluding balconies and terraces

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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

