



53 Mile End Road, Colwick – NG4 2DW

Guide Price **£325,000 –£350,000**

DavidJames
the estate agent



53 Mile End Road

Colwick, Nottingham

GUIDE PRICE £325,000–£350,000 Beautifully-presented detached family home with Colwick Country Park on the doorstep! Lounge, kitchen, 3 double beds and an enclosed garden plus a driveway and garage!

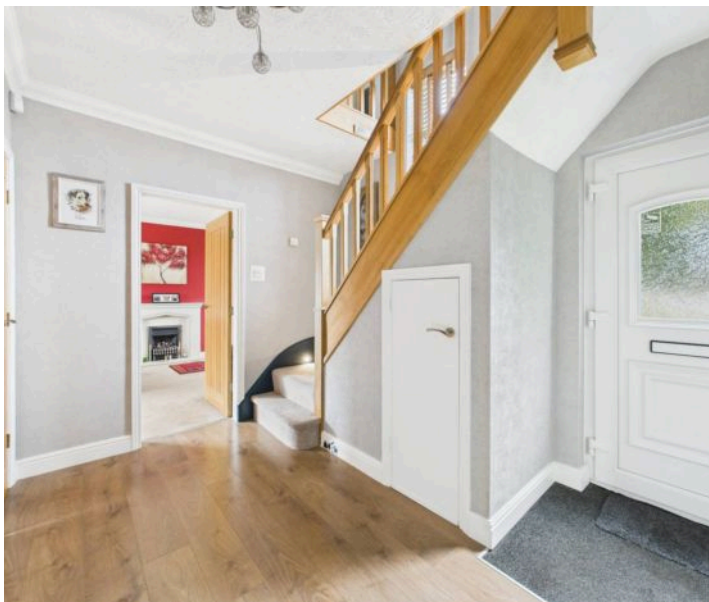
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

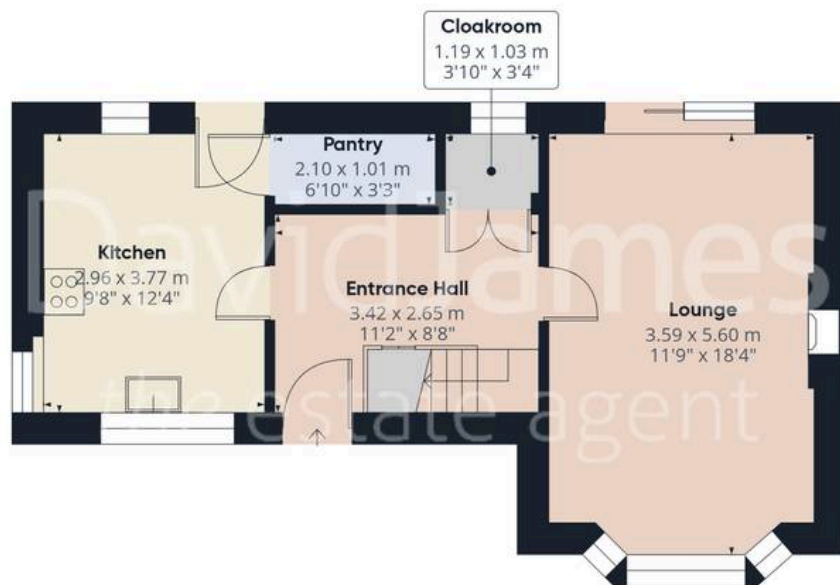
EPC Environmental Impact Rating:

- Beautifully-presented detached family home
- A short walk from the stunning Colwick Country Park
- Within easy reach of Victoria Retail Park, local supermarkets and frequent bus services to the nearby Nottingham City Centre
- Welcoming entrance hall with a useful cloakroom/occasional work space
- Inviting lounge with a feature bay window, gas fire and patio doors
- Superb modern kitchen with integrated fridge/freezer and separate useful pantry
- Three first floor double bedrooms (main bedroom with quality fitted wardrobes)
- Family bathroom with a white suite and separate WC
- Well-presented and enclosed garden with lawn, borders for planting and patio seating space
- Driveway and garage with power and lighting

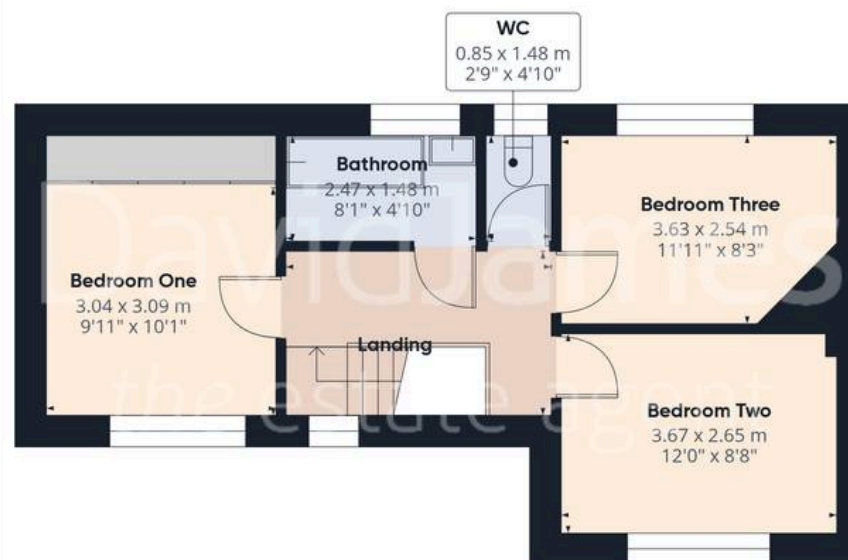








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

102.2 m²

1101 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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