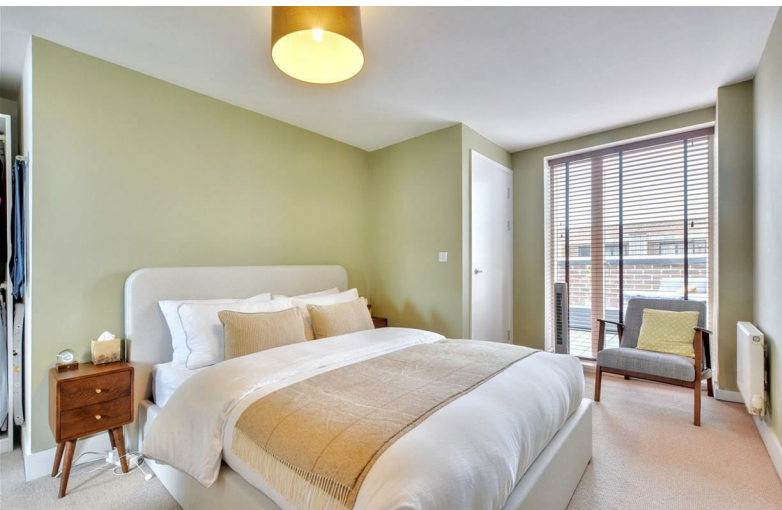




Navigation Street,
, Nottingham
NG2 4DR

£315,000 Freehold



THREE-BEDROOM TOWNHOUSE, AWARD-WINNING TRENT BASIN, COLWICK, RIVERSIDE LOCATION.

Nestled within the award-winning Trent Basin development, this contemporary three-bedroom townhouse offers modern, energy-efficient living in one of Nottingham's most exciting riverside communities. The location enjoys a peaceful neighbourhood setting while just moments from Colwick Retail Park, combining tranquillity with convenience.

The development has recently been enhanced by the near completion of the long-anticipated pedestrian footbridge over the River Trent, connecting Trent Basin directly to The Hook Nature Reserve and allowing easy access on foot or by bike into Lady Bay and West Bridgford town centre.

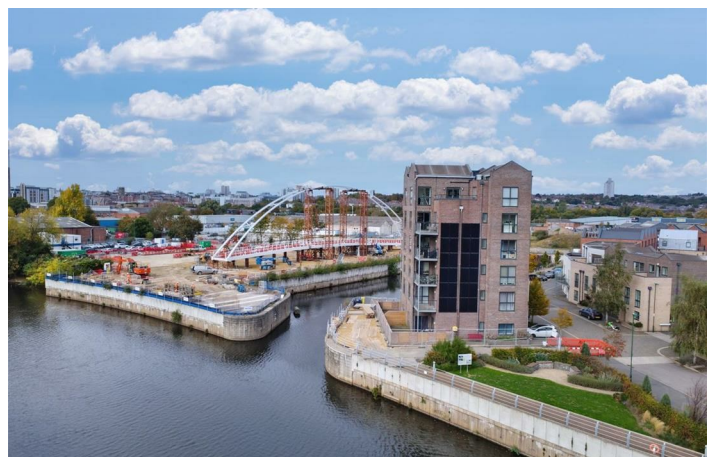
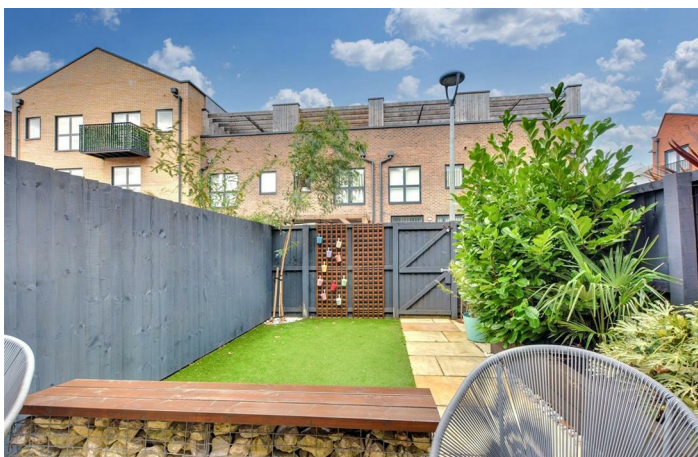
Upon entering the property, you are greeted by a bright and welcoming entrance hall providing access to a downstairs W/C, useful storage, and a view of the staircase. Stretching the length of the property lies the open-plan kitchen diner, featuring dual-aspect windows and French doors that open out to the private garden, as well as access to under stair storage. The kitchen is fully fitted with integrated white goods and enjoys a sleek, modern design that creates an airy and inviting space — perfect for entertaining or everyday family life.

On the first floor are two generous double bedrooms, both with floor-to-ceiling windows and plush carpeting. These rooms are currently utilised as a versatile home office and a nursery. Completing this floor is a beautifully presented three-piece family bathroom with contemporary ceramic tiling.

The top floor is dedicated to the impressive master suite — a spacious double bedroom with a walk-in wardrobe area, a stylish en-suite shower room, and direct access onto a private terrace. This elevated outdoor space provides the ideal spot for a morning coffee, evening BBQ, or simply a peaceful retreat above the rooftops.

Externally, the property benefits from a private rear garden with a patio area, rear access, and an allocated parking space behind the property in a courtyard. All parking on street is communal via permit.

This exceptional home combines high-quality design, energy efficiency, and a superb riverside location, offering modern living at its finest, with nature and the city both within easy reach.



Entrance Porch

4'3" x 2'11" approx (1.3 x 0.9 approx)

UPVC double glazed entrance door to the front elevation, laminate flooring, internal glazed door leading through to the hallway.

Entrance Hallway

8'2" x 6'6" approx (2.5 x 2.0 approx)

Laminate floor covering, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

WC

4'3" x 5'6" approx (1.3 x 1.7 approx)

Laminate floor covering, handwash basin with mixer tap, WC, wall mounted radiator, tiled splashbacks.

Kitchen/Diner

30'2" x 13'1" approx (9.2 x 4.0 approx)

Laminate floor covering, wall mounted radiators, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit, tiled splashbacks, integrated fridge freezer, integrated dishwasher, induction hob with extractor hood over, double glazed window to the front elevation, recessed spotlights to the ceiling, ample space for a dining table, under the stairs storage cupboard, double glazed windows to the rear elevation, double glazed door leading to the rear garden.

First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom Two

8'10" x 13'1" approx (2.7 x 4.0 approx)

Two double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

13'1" x 11'1" approx (4.0 x 3.4 approx)

Two double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom

5'6" x 9'2" approx (1.7 x 2.8 approx)

Tiled flooring, tiled splashbacks, handwash basin with mixer tap, WC, panelled bath with mains fed rainwater shower head over, heated towel rail, recessed spotlights to the ceiling.

Second Floor Landing

Double glazed window to the balcony, double glazed window to the rear elevation, door leading through to the master bedroom.

Balcony

13'1" x 8'6" approx (4.0 x 2.6 approx)

Decked balcony with walled boundaries providing outdoor living space.

Master Bedroom

17'4" x 13'1" approx (5.3 x 4.0 approx)

Double glazed window to the rear elevation, carpeted flooring, double glazed window to the front elevation, nook providing ideal storage space for walk-in wardrobe, door leading through to the en-suite.

En-Suite

5'2" x 8'2" approx (1.6 x 2.5 approx)

Double glazed window to the front elevation, wash hand basin with mixer tap, WC, heated towel rail, tiled flooring, tiled splashbacks, shower enclosure with mains fed rainwater shower head over.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, artificial lawn, raised flower beds with a range of plants and shrubbery planted throughout, fencing to the boundaries, secure gated access to the rear.

Parking

The dedicated parking space is behind the property in a courtyard. All parking on street is communal via permit.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

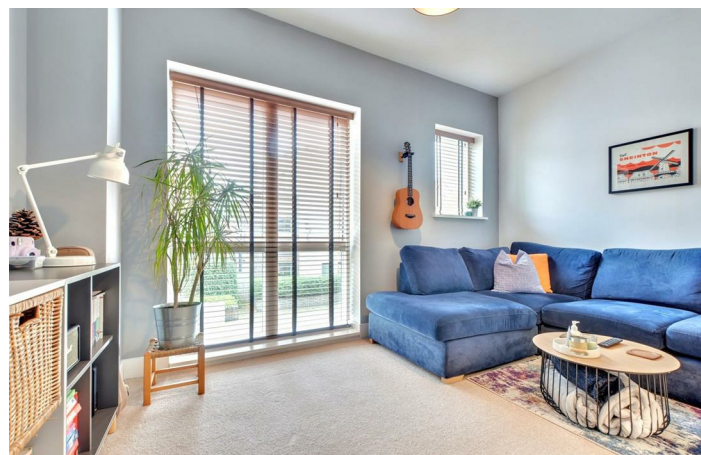
Flood Risk: No flooding in the past 5 years

Flood Defences: No

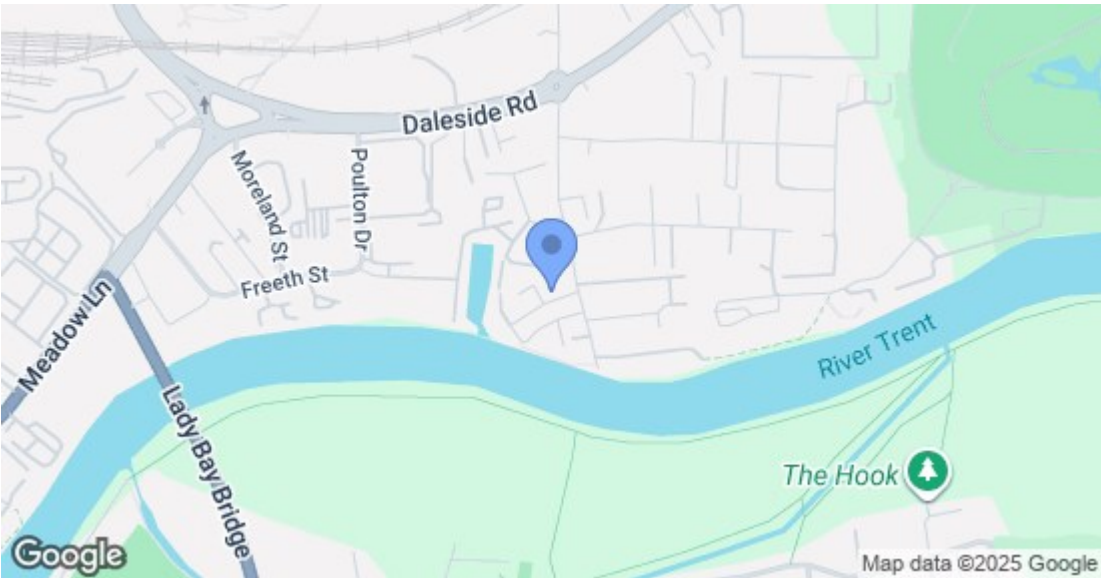
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		86	96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.