



## 7 Curlew Close, Nottingham - NG3 7GA

Guide Price £230,000

DavidJames  
the estate agent



## 7 Curlew Close

Nottingham

CHAIN-FREE! Backing onto Colwick Woods Nature Reserve, this semi-detached home offers bright lounge, dining kitchen, sunroom and private gardens on a quiet cul-de-sac with nearby amenities!

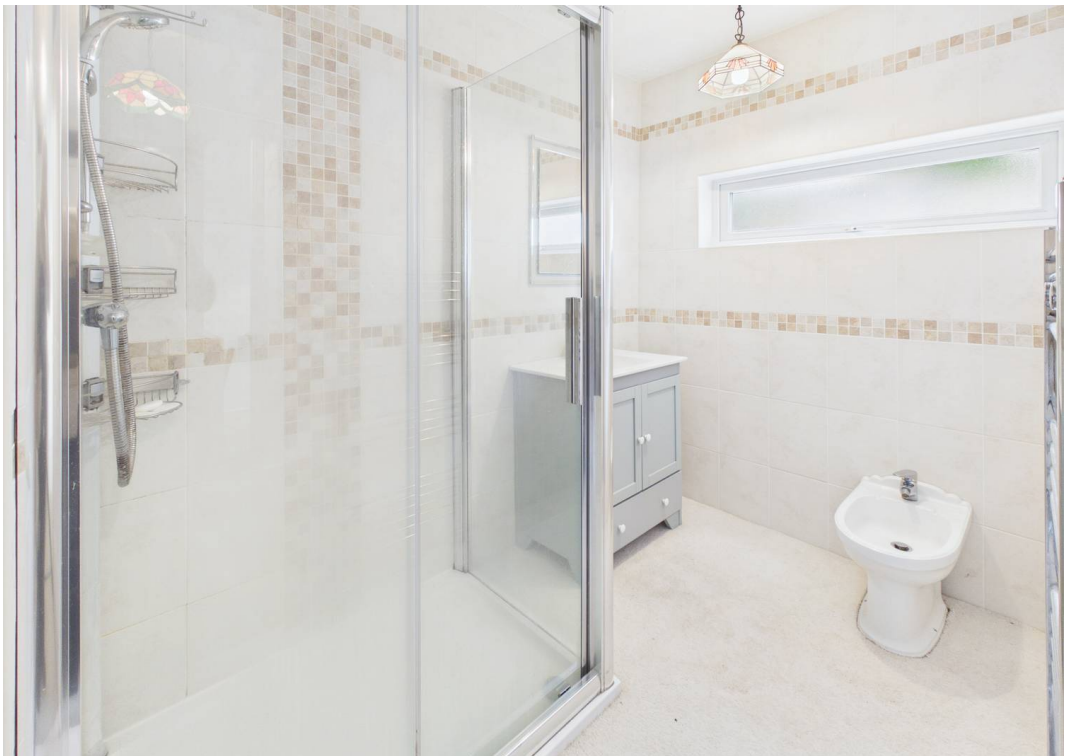
Council Tax band: A

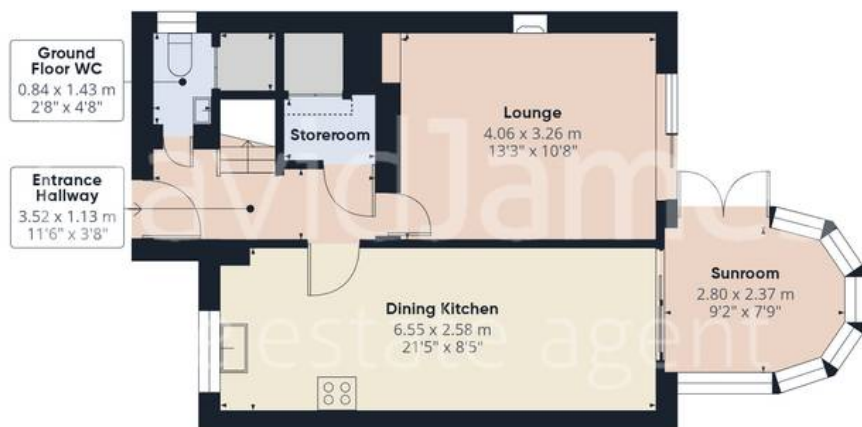
Tenure: Freehold

- Chain-free semi-detached home in a cul-de-sac
- Peaceful location backing onto Colwick Woods Nature Reserve
- Ideal for first-time buyers, growing families, downsizers and buy-to-let investors
- Welcoming entrance hall with useful storeroom and ground floor WC
- Inviting rear lounge with a feature electric fire and patio doors
- Open-plan dining kitchen and an adjoining bright conservatory/sunroom
- Generous first floor landing with two well-proportioned double bedrooms
- Well-appointed shower room with walk-in shower and separate WC
- Southerly-facing rear garden featuring patio, lawn, seating area and summerhouse
- Good-sized additional side garden with paved patio and lawn

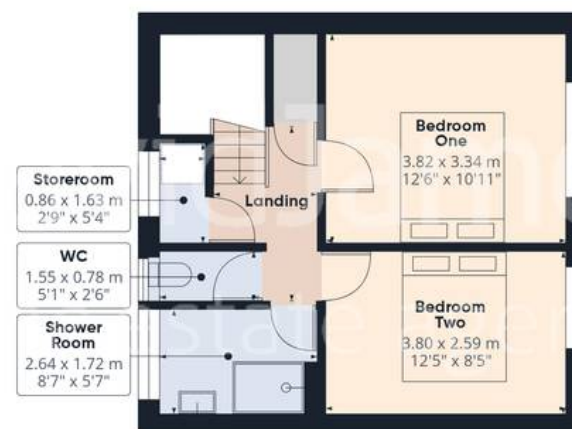








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

80.8 m<sup>2</sup>

870 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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