



8 Navigation Street, Nottingham

£300,000 Freehold

Modern Mid-Terrace Property • Three Double Bedrooms • Open Plan Kitchen & Living/Dining Room • Ground Floor W/C • Three Piece Modern Bathroom Suite • Master Bedroom Features A Dressing Room & En-Suite • NEST Smart Central Heating & Velfac Energy Efficient Windows • Top Floor Balcony • Private Enclosed Garden • Allocated Parking Space



GUIDE PRICE £300,000 – £325,000

LOCATION, LOCATION, LOCATION...

This exceptional modern mid-terrace property presents an outstanding opportunity to acquire a spacious and well-maintained three-bedroom family home in a highly desirable residential setting. Situated in a quiet and well-connected neighbourhood, the home is ideally positioned close to a range of local shops, great schools, transport links, and Colwick Country Park, whilst being just a stone's throw away from Nottingham City Centre. Upon entering, you are greeted by a welcoming hallway that leads directly to a thoughtfully designed ground floor, where a contemporary open plan kitchen, living, and dining area awaits. The kitchen is appointed with sleek cabinetry, integrated appliances, and stylish Karonia worktops, seamlessly blending into the living and dining space, which is enhanced by ample natural light. A convenient ground floor W/C caters to guests and every-day living. Upstairs, the first floor accommodation continues to impress with two generously proportioned double bedrooms, serviced by a contemporary three-piece bathroom suite. The second floor is dedicated to the master bedroom, which stands out with its private dressing room and a en-suite shower room, as well as a private balcony with a decked seating area. Throughout the property, comfort and efficiency are prioritised with a state-of-the-art NEST smart central heating system and Velfac energy efficient windows, ensuring year-round climate control and reduced energy costs. Outside, the front of the home offers a block-paved walkway and a decorative raised planter with a well-maintained hedge. Meanwhile, the rear garden is low-maintenance, featuring a paved patio seating area and an artificial lawn, as well as decorative planting and gated access. Additional features include an allocated parking space for added convenience. Every detail of this home has been thoughtfully considered making it ideal for modern family living or professional couples seeking a harmonious blend of luxury and functionality. With its sophisticated design, premium amenities, and superb attention to detail, this property represents a rare chance to secure a home that truly stands out in today's market.

MUST BE VIEWED

Council Tax band: D

Tenure: Freehold



GROUND FLOOR

Entrance Hall

4' 6" x 3' 10" (1.36m x 1.17m)

The entrance hall has Karndean wood-effect flooring, and a single door leading into the accommodation.

Hallway

6' 8" x 7' 9" (2.02m x 2.37m)

The hallway has Karndean wood-effect flooring, carpeted stairs, a radiator, and a NEST smart central heating thermostat.

W/C

4' 2" x 5' 5" (1.28m x 1.65m)

This space has a low level flush W/C, a pedestal wash basin, Karndean wood-effect flooring, partially tiled walls, and a radiator.

Kitchen

8' 5" x 20' 3" (2.57m x 6.16m)

The kitchen has a range of fitted base and wall units with Karonia worktops, an undermount stainless steel sink with a swan neck mixer tap and draining grooves, an integrated double oven, an integrated electric hob with a splashback and stainless steel extractor fan, an integrated dishwasher, an integrated fridge freezer, Karndean wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, a Velfac energy efficient double-glazed window to the front elevation, and open access to the kitchen.

Living/Dining Room

9' 10" x 13' 3" (2.99m x 4.05m)

The living/dining room has Karndean wood-effect flooring, a radiator, a built-in understairs storage cupboard, and two doors leading out to the rear garden.

FIRST FLOOR

Landing

7' 3" x 11' 11" (2.22m x 3.64m)

The landing has carpeted flooring and stairs, a radiator, and provides access to the first floor accommodation.

Bedroom Two

11' 1" x 13' 5" (3.37m x 4.08m)

The second bedroom has carpeted flooring, and two Velfac energy efficient double-glazed windows to the front elevation.

Bedroom Three

8' 11" x 13' 4" (2.72m x 4.06m)

The third bedroom has carpeted flooring, and two Velfac energy efficient double-glazed windows to the rear elevation.

Bathroom

5' 11" x 9' 4" (1.81m x 2.84m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a heated towel rail, and recessed spotlights.

SECOND FLOOR

Upper Landing

4' 1" x 7' 0" (1.25m x 2.13m)

The upper landing has carpeted flooring, a Velfac energy efficient double-glazed window to the rear elevation, a single door leading out to the balcony.

Master Bedroom

9' 9" x 16' 0" (2.97m x 4.87m)

The main bedroom has carpeted flooring, a radiator, a Velfac energy efficient double-glazed window to the rear elevation, and open access to the dressing room.

Dressing Room

9' 3" x 4' 8" (2.82m x 1.42m)

The dressing room has carpeted flooring and a Velfac energy efficient double-glazed window to the front elevation.

En-Suite

5' 8" x 8' 5" (1.72m x 2.57m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and a Velfac energy efficient double-glazed obscure window to the front elevation.

Balcony

8' 1" x 13' 11" (2.46m x 4.23m)

The balcony has a decked seating area and a wooden outdoor storage cabinet.



DISCLAIMER

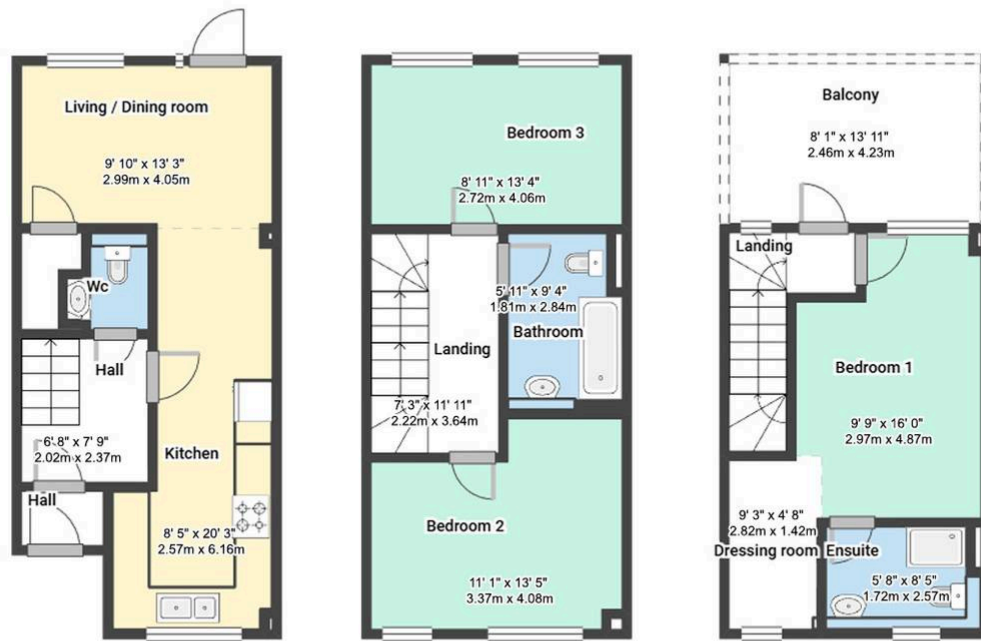
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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



This floorplan is for illustrative purposes only.

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