



7 Curlew Close, Nottingham - NG3 7GA

Guide Price £220,000

DavidJames
the estate agent



7 Curlew Close

Nottingham

GUIDE PRICE £220,000-£230,000 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

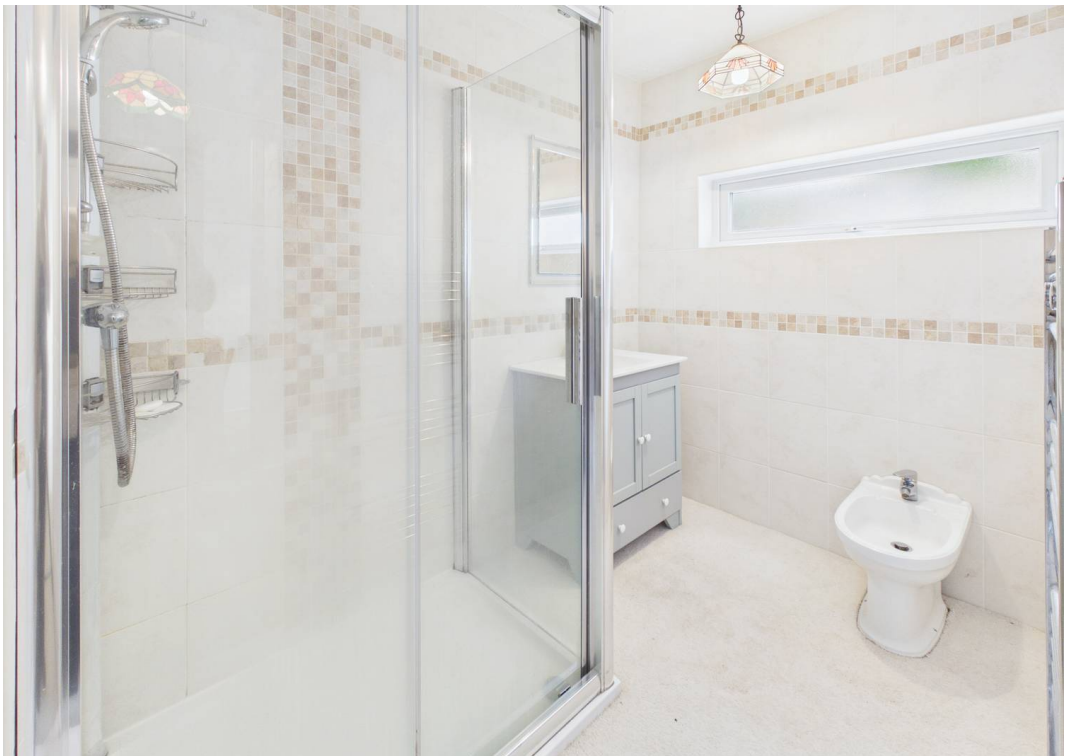
EPC Energy Efficiency Rating: C

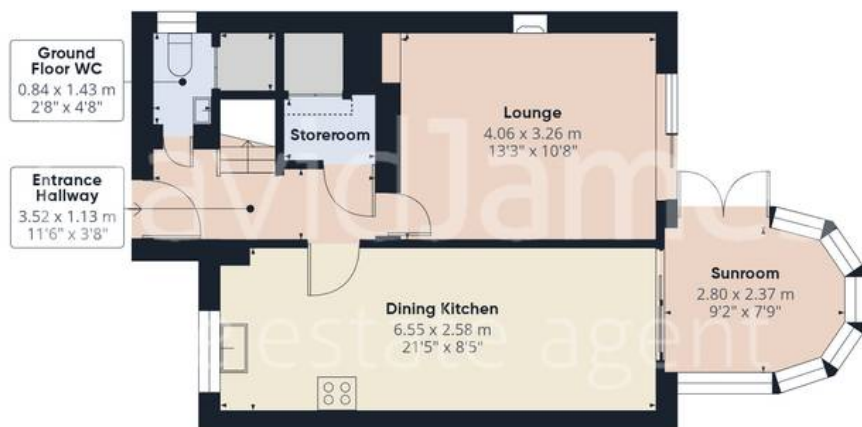
EPC Environmental Impact Rating:

- 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

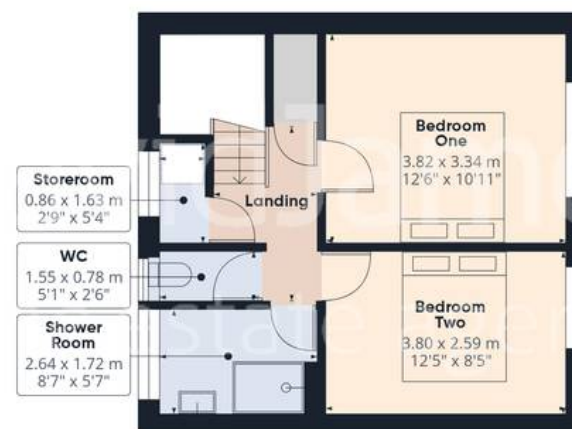








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

80.8 m²

870 ft²

Reduced headroom

1 m²

11 ft²

(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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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