

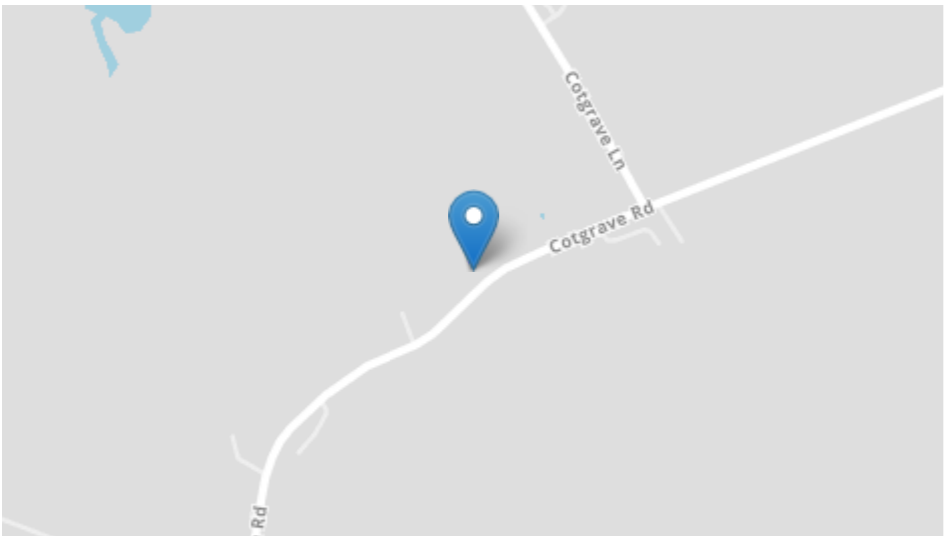
Cotgrave Road, Plumtree, NG12 5NX

£600,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	77
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Generous Outbuilding
- Private Rear Garden Approx 1 Acre
- Ample Secure Off Road Parking & Garage
- Sought After Location
- Short Drive To West Bridgford Town Centre

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29698517

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** LOCATION, LOCATION, LOCATION! *** Watsons are proud to present this 3 bedroom detached bungalow. Set within a prestigious residential area, the substantial accommodation offers an exceptional combination of space and privacy, just minutes from the excellent amenities & transport links of West Bridgford. The accommodation is bright and well proportioned throughout, with the added benefit of a generous outbuilding which would be perfect for a small business, gym, or for entertaining. Comprising in brief: entrance room, dining room, lounge, snug & lobby to breakfast kitchen & bathroom, with a further lobby giving access to an area which could easily be adapted for use as an annex with a kitchenette, the 3 double bedrooms (en suite to primary) and family bathroom. The impressive plot enjoys mature gardens & generous parking so with so with such an attractive setting, this outstanding bungalow could be a FOREVER HOME in a much coveted south-of-the-river location. Call us on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Room

6.82m x 2.38m (22' 5" x 7' 10") Composite entrance door to the front, 2 uPVC double glazed windows to the side, ceiling spotlights, vertical radiator and door to the dining room.

Dining Room

6.56m x 2.91m (21' 6" x 9' 7") UPVC double glazed window to the front, fitted storage cupboard and French doors to the lounge and door to the breakfast kitchen and side lobby.

Lounge

5.04m x 3.84m (16' 6" x 12' 7") UPVC double glazed bay window to the front, Inglenook fireplace with inset multifuel burner, radiator and wood effect laminate flooring. Door to the side lobby.

Side Lobby & Snug

Tiled flooring, radiator, ceiling spotlights, built in storage cupboard, radiator, doors to breakfast kitchen, dining room, bathroom, rear garden, rear lobby and uPVC double glazed window to the side.

Breakfast Kitchen

5.04m x 3.84m (16' 6" x 12' 7") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over and dishwasher. Plumbing for washing machine and combination boiler. UPVC double glazed window to the rear.

Bathroom

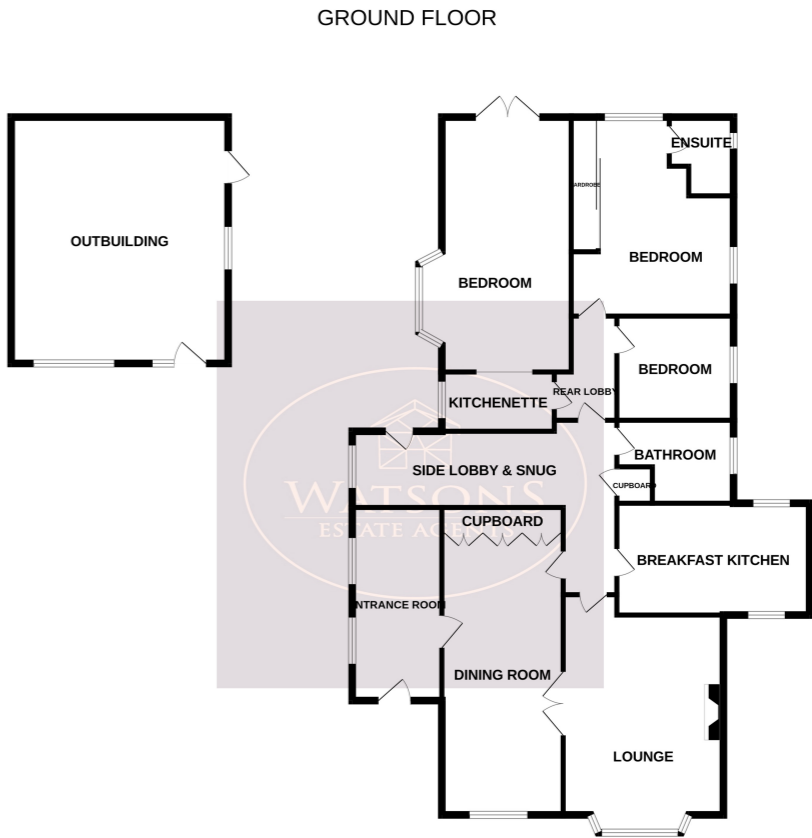
3 piece suite in white comprising WC, vanity sink unit and freestanding bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, extractor fan, ceiling spotlights and access to the attic.

Rear Lobby

Door to the kitchenette, bedrooms 1 & 3.

Bedroom 1

5.37m x 3.83m (max) (17' 7" x 12' 7") UPVC double glazed windows to the rear & side, fitted sliding door wardrobes, radiator, access to the attic and door to the en suite.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metropix 02/25

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the side and radiator.

Kitchen 2

2.66m x 1.4m (8' 9" x 4' 7") A range of matching high gloss wall & base units. Work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with filter hood over and fridge. UPVC double glazed window to the side and door to bedroom 2.

Bedroom 2

6.15m x 3.04m (3.57 m into the bay) (20' 2" x 10' 0") UPVC double glazed bay window to the side, 2 radiators and French doors to the rear garden.

Bedroom 3

2.81m x 2.44m (9' 3" x 8' 0") UPVC double glazed window to the side and radiator.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A driveway provides ample off road parking with further secure parking behind wrought iron gates leading to the detached garage measuring 5.8m x 5.13m with up & over door, power and plumbing for washing machine. The front of the property is secured by hedge and timber fencing to the perimeter and wrought iron gates to the front. The generous rear garden offers a good level of privacy with open views and comprises a turfed lawn, flower bed borders with a range of plants & shrubs, timber built summer house, external tap & power point. Other features include a generous outbuilding offering useful storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen and is 4 years old.