



14 Maygreen Avenue, Cotgrave,
Nottinghamshire, NG12 3SH

£280,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A well presented three storey semi detached town house offering an excellent level of versatile accommodation lying in excess of 1180 sq ft.

Constructed by Barratt Homes with well thought out accommodation and presented with contemporary fixtures and fittings, neutral decoration, UPVC double glazing and gas central heating. Benefitting from four bedrooms, three being generous doubles and the master benefitting from ensuite facilities with separate family bathroom.

To the ground floor an initial entrance hall with cloakroom and useful understairs storage cupboard, leads into a well appointed kitchen fitted with a generous range of units and integrated appliances. The main reception is large enough to accommodate both a living and dining area and leads out onto the enclosed rear garden.

To the first floor are two bedrooms and family bathroom, with the master bedroom, ensuite and a further double bedroom being on the second floor.

The property occupies a pleasant position close to the entrance of this modern development on a plot which has been landscaped for low maintenance. The enclosed rear garden has paved and decked seating areas and artificial lawn and links back into the main reception, creating an excellent outdoor entertaining space. To the side of the property is a generous driveway and brick garage.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Cotgrave has a wealth of amenities including primary school, a range of local shops and leisure centre, doctors surgery and is conveniently located for access to the cities of Nottingham and Leicester via the A46 and A52 with excellent road links to the A1 and M1.

A CANOPIED PORCH WITH GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

14'9 x 6'10 (4.50m x 2.08m)

Having tiled floor, spindle balustrade staircase with storage

cupboard beneath, central heating radiator concealed behind feature cover and door to:

CLOAKROOM

5'3 x 4'3 (1.60m x 1.30m)

Having cloaks hanging space, close coupled wc, pedestal wash basin, tiled floor, central heating radiator and extractor.



KITCHEN

10'9 x 6'10 (3.28m x 2.08m)

Fitted with a range of wall, base and drawer units, under-unit lighting, butcher's block effect laminate work surfaces, inset stainless steel one and a third bowl sink and drainer unit. Integrated appliances include stainless steel finish gas hob with glass splashback, chimney hood over and single oven beneath, integral fridge and freezer, dishwasher and integral washing machine, wall mounted gas central heating boiler concealed behind cupboard, continuation of the tiled floor, central heating radiator and UPVC double glazed window to the front.



SITTING ROOM

16'8 x 13'7 (5.08m x 4.14m)

A well proportioned reception large enough to accommodate both living and dining areas and having access out into the rear garden, two central heating radiators, two ceiling light points, UPVC double glazed windows and French doors.



RETURNING TO THE ENTRANCE HALL A TURNING STAIRCASE WITH SPINDLE BALUSTRADE RISES TO THE:

FIRST FLOOR LANDING

Having built in airing cupboard housing the pressurised hot water system as well as providing storage space, central

heating radiator, UPVC double glazed window to the front and door to:

BEDROOM 3

9'10 x 13'9 (3.00m x 4.19m)

A well proportioned double bedroom having aspect to the rear, central heating radiator and UPVC double glazed window.



BEDROOM 4

10'3 x 6'8 (3.12m x 2.03m)

Currently utilised as a home office but ideal as a child's single bedroom or dressing area. Having central heating radiator and UPVC double glazed window to the front.



BATHROOM

7'0 x 6'2 (2.13m x 1.88m)

Having panelled bath with wall mounted shower mixer and glass screen, close coupled wc, pedestal wash basin, tiled splashbacks and floor, chrome towel radiator, ceiling light point and extractor.



FROM THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

SECOND FLOOR LANDING

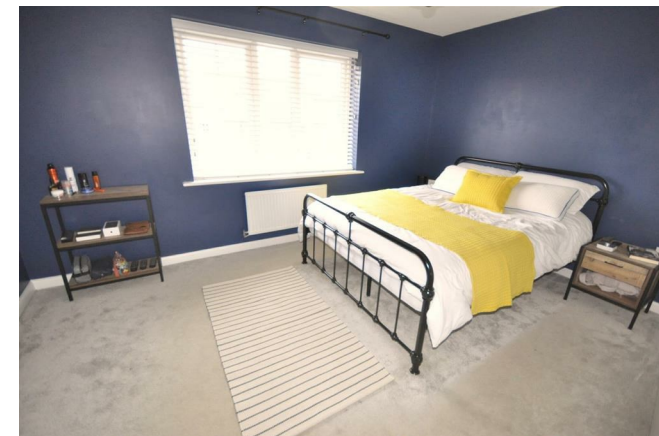
Having built in storage cupboard, access to loft space, central heating radiator and door to:



BEDROOM 1

13'8 x 10'0 (4.17m x 3.05m)

Having UPVC double glazed window to the rear, central heating radiator and door into:



ENSUITE SHOWER ROOM

6'4 x 4'9 (1.93m x 1.45m)

Having double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled wc, pedestal wash basin, wall mounted shaver point, central heating radiator, tiled floor and extractor.



BEDROOM 2

13'8 max x 10'10 max (4.17m max x 3.30m max)

Having alcove ideal for free standing furniture with overstairs hanging space and built in rails, central heating radiator and two UPVC double glazed windows to the front.



EXTERIOR

The property occupies a convenient plot, set back behind a low maintenance frontage with railing boundary and shrub borders. To the side of the property is a tarmac driveway which leads to a:

GARAGE

Having up and over door, power and light.

REAR GARDEN

A timber courtesy gate gives access into the enclosed rear garden which has been landscaped for low maintenance with large stone terrace, artificial grassed area and raised timber deck at the foot.



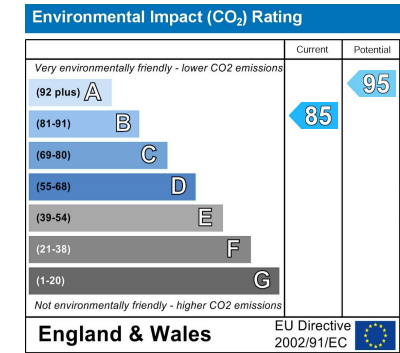
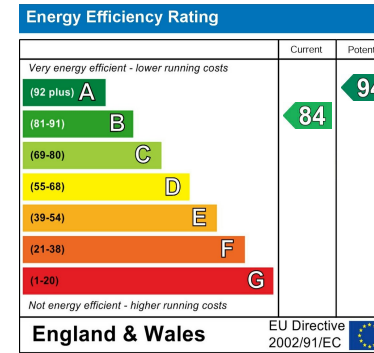
COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C.

14 Maygreen Avenue



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers