



16 Ash Lea Close, Cotgrave
£304,950

 **Comfort**
Estates



16 Ash Lea Close

Cotgrave, Nottingham

Situated in a quiet cul-de-sac in the popular village of Cotgrave, this beautifully presented three-bedroom detached home offers modern living with excellent local amenities and transport links and NO CHAIN. The property has been thoughtfully updated, including a recently refurbished kitchen with integrated appliances, a family room/fourth bedroom and a convenient downstairs WC. The spacious lounge and dining area provide a welcoming space for family life and entertaining. Outside, there is a single garage (with up and over door to the front and courtesy door to the side) and a tandem driveway for two cars, electric car charging point, as well as a patio area in the rear garden and a lawned area.

Cotgrave is a fantastic location for families and professionals alike, offering excellent schools, convenience stores, cafés, and great transport links into Nottingham City Centre, as well as easy access to the A52 and A46 for commuters. There is a well-regarded country park ideal for those weekend walks.

Viewing is highly recommended to appreciate the space this property has to offer.

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NO CHAIN! A fantastic home in a CUL-DE-SAC location with ample reception space and a recently refurbished kitchen and low maintenance garden.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Chain
- Sought After Location
- Close to Local Amenities
- Ideal Family Home
- Extended
- Garage & Driveway for Two Cars
- Fantastic School Catchments
- Great Transport & Road Links
- Potential Fourth Bedroom
- Gas Combination Boiler



You can include any text here. The text can be modified upon generating your brochure.





Entrance

Entering through the UPVC door into the hallway with stairs to the first floor and doors to ground floor accommodation.

Family Room/Study

12' 3" x 8' 0" (3.73m x 2.44m)

A great area that be utilised as either a family room or study. A tall cupboard houses the Viessman gas combination boiler. There is a featured stained glass window to the side elevation and UPVC double glazed window to the rear elevation. An open archway leads through to the living room.

Living Room

22' 2" x 12' 0" (6.76m x 3.66m)

A light and airy lounge with a UPVC bay window to the front elevation, TV point, two radiators and double doors into the kitchen/diner.

Kitchen/Diner

21' 7" x 9' 8" (6.58m x 2.95m)

Fitted with a good range of high gloss base and wall mounted units with tiling to splashback and preparation areas. There is an inset one and a half sink and drainer with mixer tap over. Integrated appliances include: dishwasher, fridge-freezer, washing machine, wine fridge, double oven, induction hob and extractor fan. The dining area features double glazed French doors that provide access to the rear garden.

Play Room/Office/Bedroom Four

14' 4" x 9' 9" (4.37m x 2.97m)

This versatile room offers a variety of accommodation options, which include a fourth bedroom ideal for guests.

WC

Fitted with a wc and integrated wash basin. There is an obscure double glazed window to the front elevation.

First Floor Landing

A bright landing with a window to the side elevation



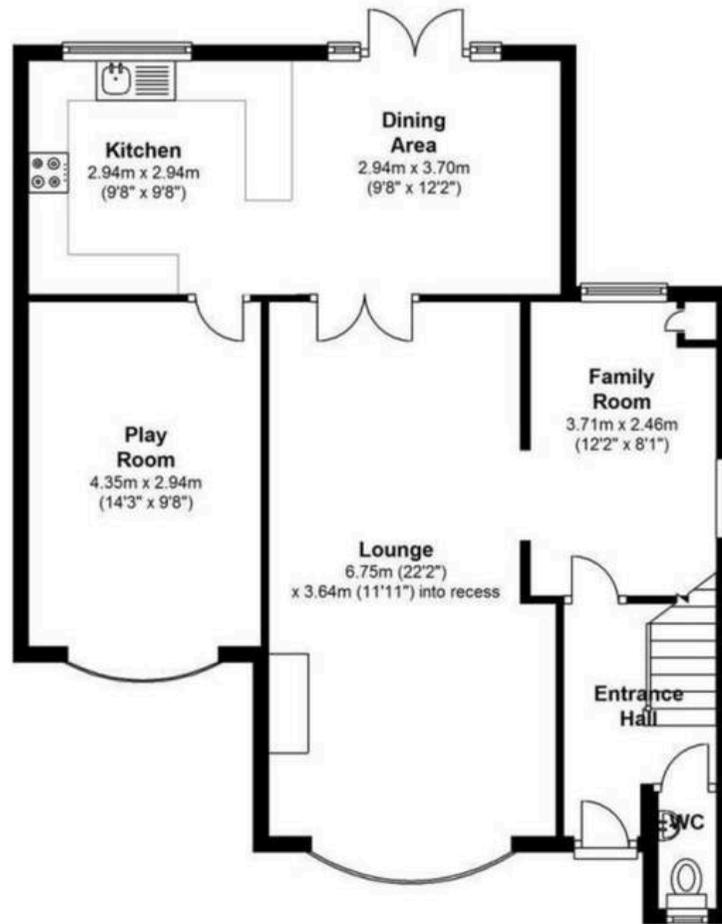




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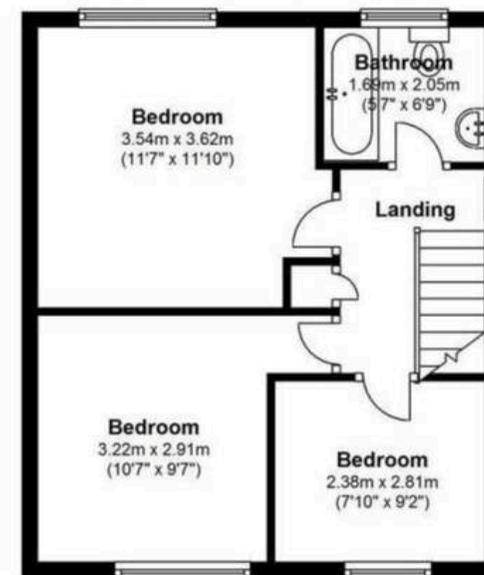
Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)

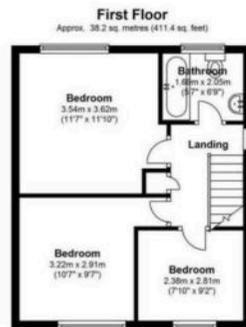


First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 111.4 sq. metres (1199.6 sq. feet)



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