



Bluebell Avenue,
Cotgrave, NG12 3SS



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£308,000**

Offered to the market is this immaculately presented, three double bedroom semi-detached home. Located down a quiet cul-de-sac and still within the original builders warrantee with accommodation comprising: Entrance hall, ground floor w.c., kitchen diner, living room, three double bedrooms, master having en-suite, family bathroom, enclosed rear garden and driveway providing off street parking for three vehicles. EPC Rating - B. Council Tax Band - C. Freehold.



Entrance

Double glazed front door into Entrance Hall.

Entrance Hall

A light and bright welcoming reception, having solid wooden white doors to the Kitchen Diner, Living Room and Ground Floor W.C. and returning staircase leading to the first floor with under stair storage cupboard.

Kitchen Diner

18'4" max x 11'5" max (5.59 max x 3.49 max)
Fitted with a good range of cream base and wall mounted units with wood effect roll top work surface over, built-in appliances to include: Fridge freezer, washing machine and dishwasher, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, inset sink and drainer, wood effect flooring, cupboard housing the gas central heating boiler, television point, solid wooden white door to the Living Room and uPVC double glazed window to the front elevation and full opening French doors leading out to the Rear Garden.

Living Room

17'7" max x 11'0" max (5.37 max x 3.37 max)
Another light filled room with uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, television point, floating wall mounted television unit and built-in storage cupboard.

Ground Floor W.C.

5'1" x 3'3", 259'2" (1.55 x 1,79)
Fitted with a modern two piece white suite comprising: W.C. and wash basin, space for coat hanging and tile effect flooring.

Landing

A spacious landing having area ideal for home office, uPVC double glazed windows and solid wooden white doors to the Bedroom and Bathroom accommodation and airing cupboard.

Master Bedroom

11'5" max x 10'11" max (3.48 max x 3.33 max)
UPVC double glazed window and solid wooden white door to the En-Suite.

En-Suite

7'3" x 4'7" (2.23 x 1.40)
Fitted with a modern three piece suite comprising: W.C., wash basin and double shower cubicle with chrome shower over, wood effect flooring and stainless steel vertical heated towel rail.

Bedroom Two

10'5" max x 10'4" max (3.20 max x 3.17 max)
UPVC double glazed window.

Bedroom Three

8'11" x 7'0" (2.72 x 2.14)
UPVC double glazed window.

Family Bathroom

Fitted with a modern three piece suite comprising: W.C., wash basin and panel bath with shower over, wood effect flooring and uPVC double glazed window.

Rear Garden

Immediately to the rear of the property is a patio area ideal for entertaining and alfresco dining leading onto a shaped lawn laid to AstroTurf, timber shed ideal for storage, hard standing for further outbuilding and timber gate giving access to the driveway.

Outside

The front garden is laid to lawn with pathway leading up to the entrance. There is a driveway providing off street parking for three vehicles.



Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea : <https://check-long-term-flood-risk.service.gov.uk/risk#>

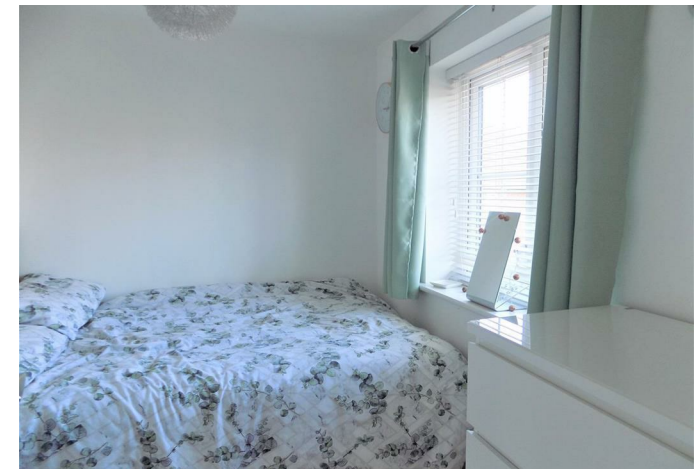
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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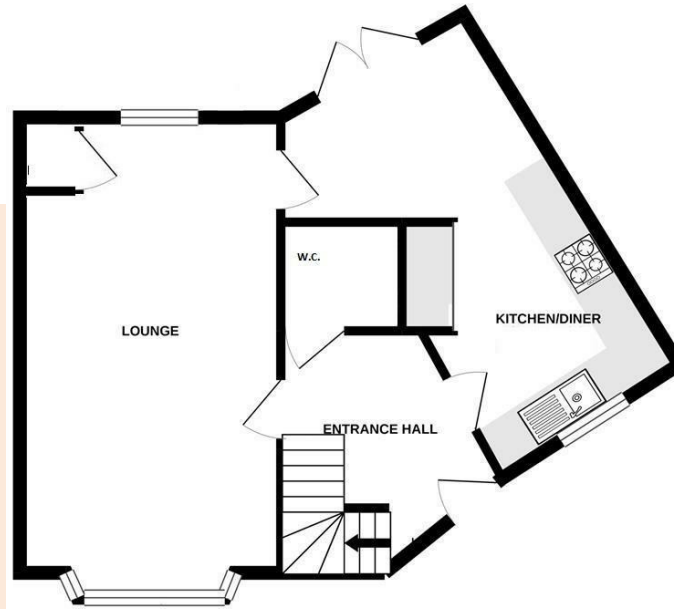




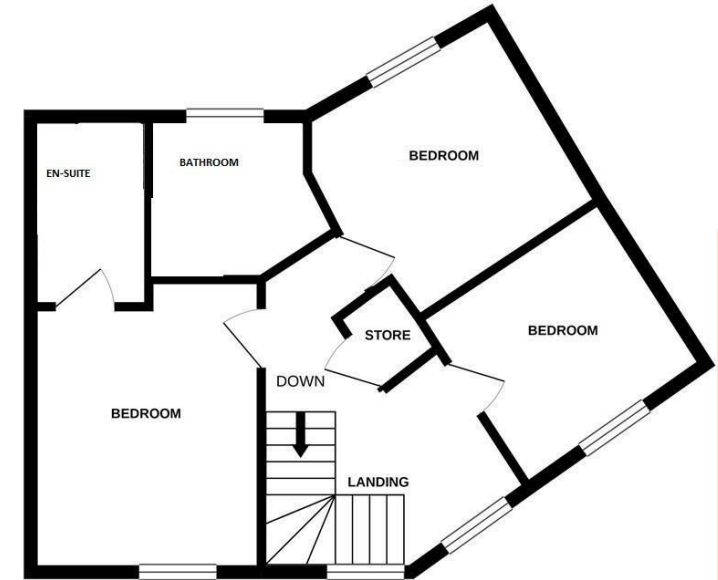
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



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 operability or efficiency can be given.
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