



3 Willow Road,  
Cotgrave, NG12 3TW



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This detached coach house provides immaculately presented accommodation including a dual aspect living room with a Juliette style balcony, a contemporary breakfast kitchen, two bedrooms, and a modern bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining years of the original NHBC warranty, the property has an attractive landscaped garden to the rear, plus an integral garage and driveway providing off road parking.

Situated on the popular Hollygate Park development, on the outskirts of the village of Cotgrave, the property is within easy reach of an extensive range of local facilities including an outstanding primary school, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

An ideal first time or investment purchase.

Early viewing is highly recommended.

## Offers Over £200,000







## ACCOMMODATION

The composite entrance door opens to the entrance hall. Here there is porcelain tiled flooring, a pedestrian door to the integral garage, and stairs rising to the living accommodation.

On reaching the first floor, there is open access to the large dual aspect living/dining room. There are French doors opening to a Juliette style balcony here, an air conditioning unit, a storage cupboard, and access to the hallway.

From the hallway, there are doors into the two bedrooms, the bathroom, and the breakfast kitchen.

Fitted with a range of high gloss wall, drawer and base units in cream, with under cabinet lighting and wood effect work surfaces, the breakfast kitchen has integrated appliances including a fridge/freezer, a washer/dryer, a dishwasher, an electric oven, and a gas hob with an extractor hood over. The wall mounted Ideal boiler is housed in a cupboard here.

Both bedrooms overlook the front, and the master bedroom benefits from wardrobes with sliding doors.

The accommodation is completed by the bathroom, which is fitted with a modern three piece suite.

## OUTSIDE

At the front of the property there is a driveway (with an electric vehicle charging point, and external lighting), providing off road parking, and in turn giving access to the INTEGRAL SINGLE GARAGE (with an up and over door, a storage cupboard, power and lighting connected, and a pedestrian door to the entrance hall).

There is pathway leading to the entrance door and a small bark chipped shrub area adjacent, and an established tree. A gated pathway leads to the rear garden.

The landscaped, east facing rear garden includes; a patio seating area, a further central patio area, gravelled beds, and established shrubs. Timber fence enclosed, the garden houses a greenhouse, and has an external tap.

## Encore Maintenance Charge

We understand that there is an annual charge of approximately £170, for the maintenance of communal areas on the development.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

## Referral Arrangement Note

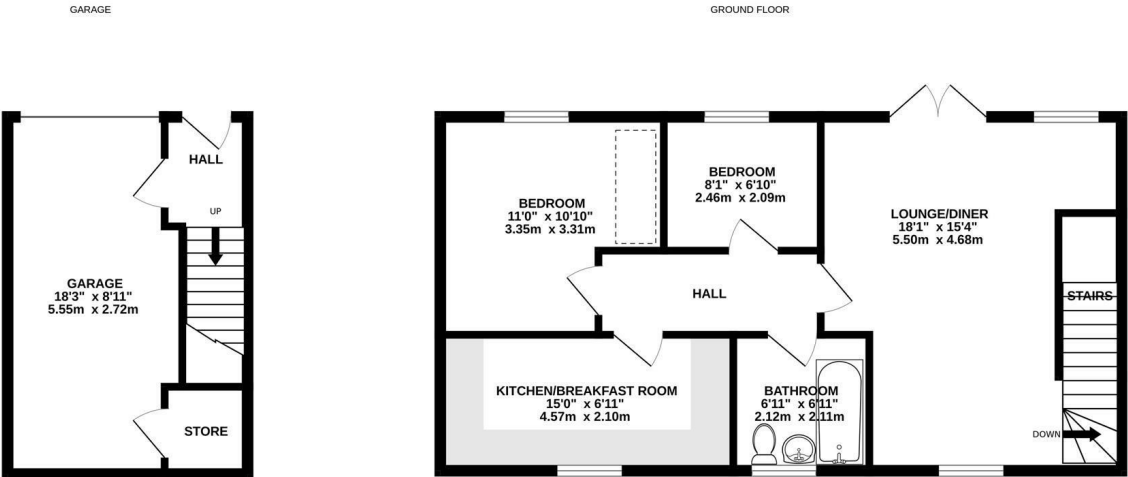
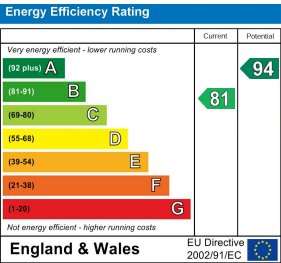
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