



18 Rowan Close,  
Cotgrave, NG12 3SW



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This well presented semi detached home provides accommodation arranged over two floors which includes an entrance hall, a kitchen with integrated appliances, an open plan living/dining room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms and a family bathroom.

Benefiting from gas central heating with a NEST thermostat, UPVC double glazing, and the remaining balance of it's NHBC warranty, the property occupies a larger than average plot, with off road parking for up to four vehicles, and well maintained rear gardens backing directly onto the woodland area.

Situated in a sought after cul-de-sac, on the popular Hollygate Park Barratt Homes development, the property is within easy reach of excellent facilities in the village of Cotgrave including schools, shops, churches, a leisure centre and the country park.

Viewing is recommended.

£219,950







## GROUND FLOOR ACCOMMODATION

### Canopied Composite Entrance Door

Giving access to the:-

### Entrance Hall

Tiled flooring, radiator, stairs rising to the first floor, under stairs storage cupboard, two ceiling light points, doors to the living/dining room, the ground floor wc and the:-

### Fitted Kitchen

Fitted with a range of high gloss wall, drawer and base units, under cabinet lighting, wood effect work surfaces and matching upstands, stainless steel sink and drainer unit with a mixer tap, integrated appliances including a washing machine, dishwasher, and fridge/freezer, plus an electric oven and a gas hob with a stainless steel extractor hood over.

UPVC double glazed window to the front elevation, tiled flooring, ceiling light point, wall mounted Ideal boiler housed in a cabinet.

### Ground Floor WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Tiling to the splash backs and flooring, ceiling light point.

### Living / Dining Room

Radiator, tiled flooring, two ceiling light points, UPVC double glazed French doors with floor to ceiling windows to both sides opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Ceiling light point, over stairs storage cupboard, doors to two bedrooms and the family bathroom.

### Family Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mains fed shower and glazed screen over, a pedestal wash hand basin and a low flush wc.

Vinyl floor covering, tiling to the splash backs, radiator, ceiling light point, extractor fan.

### Bedroom One

UPVC double glazed window to the rear elevation overlooking the woodland area, radiator, ceiling light point, fitted wardrobes with mirrored sliding doors, hanging space, drawers and shelves.

### Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point, over stairs wardrobe, loft access hatch to the fully insulated loft space above.

## OUTSIDE

The rear garden backs directly onto local woodland and includes a patio seating area, a shaped lawn, a feature pond, and raised shrub beds. Timber fenced enclosed, the garden has an external light and tap, and gated access to the side.

There is space for two storage sheds at the side of the property, and a further timber gate leading to the driveway.

A concrete driveway at the side of the property, and further pebbled driveway at the front provide off road parking for up to four vehicles and give access to the canopied entrance door with a porch light. There are attractive window flower boxes at the front of the property.

### Directions

Rowan Close can be located off Fieldfare Road from Maygreen Avenue and Hollygate Lane, Cotgrave.

### Referral Arrangement Note

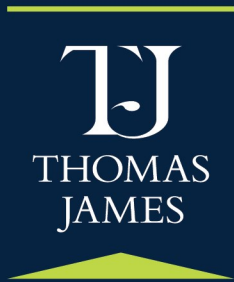
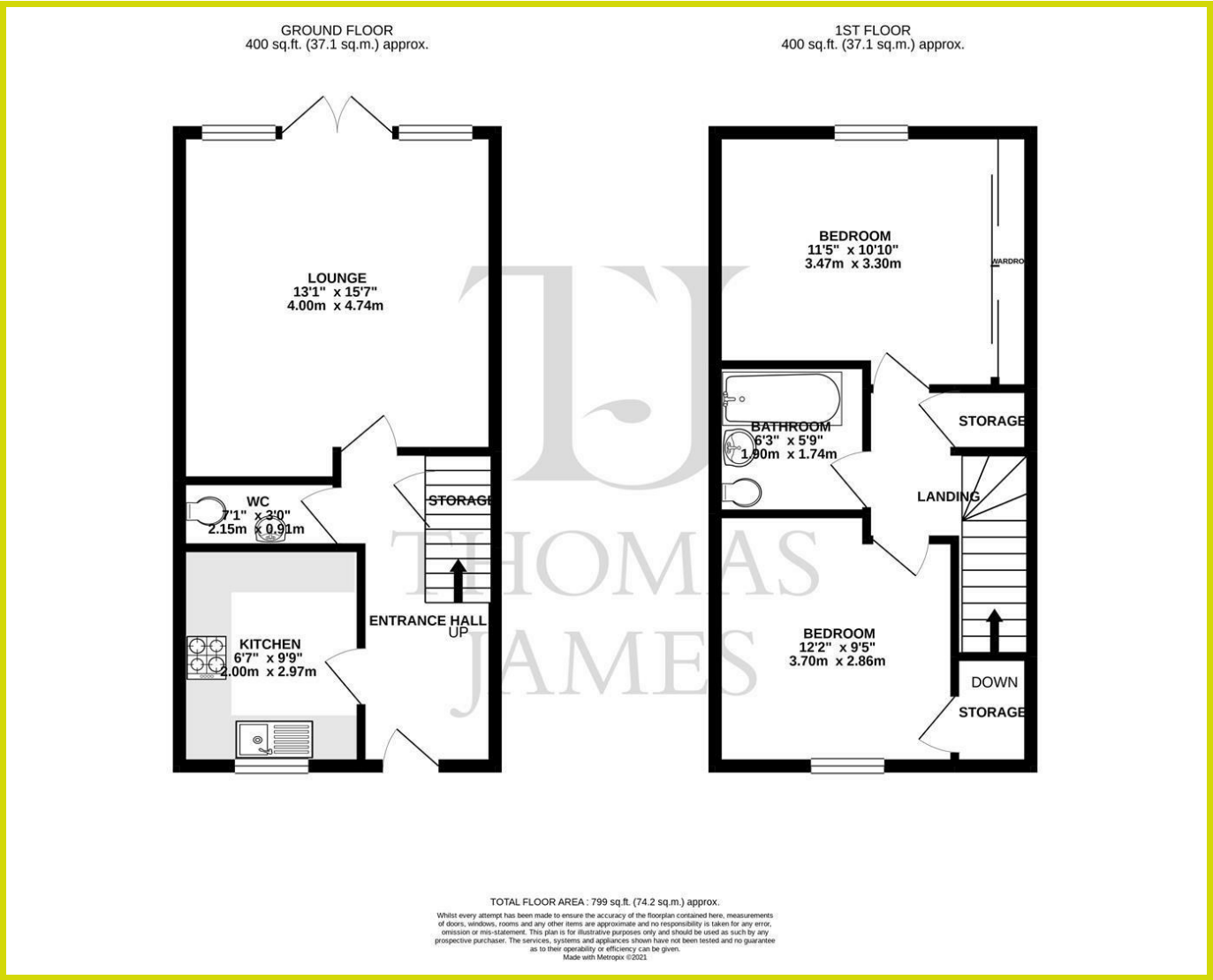
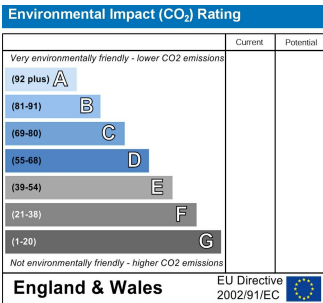
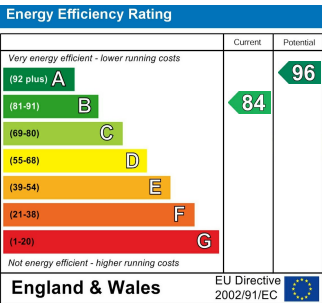
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