



28 Westway,
Cotgrave, NG12 3QD

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This extended detached family home provides spacious accommodation arranged over two floors which includes an entrance hall, a dual aspect living room, a dining room, a family room/study, a fitted kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), and the four piece family bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property occupies a corner plot with privately enclosed gardens to the side and rear, and a driveway at the front providing off road parking for a number of vehicles.

Situated in a pleasant position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, 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.

Viewing is highly recommended.

Guide Price £340,000





Directions

Westway can be located off Daleside, from Owthorpe Road, Cotgrave.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With a UPVC glazed panel adjacent, opens to the:-

Entrance Hall

Ceiling light point, radiator, stairs off to the first floor, door to the:-

Living Room

A dual aspect room with UPVC double glazed windows to the front and rear elevations, living flame effect gas fire set on a granite effect hearth with a cream surround within a feature slate effect chimney breast, radiator, two ceiling light points, wood flooring, and door to the:-

Kitchen

Fitted with a matching range of wood wall, drawer and base units, under cabinet lighting, tiled splash backs and roll edge work surfaces, circular stainless steel sink and drainer unit with a mixer tap, integrated dishwasher, two integrated ovens, and a five ring gas hob with a stainless steel extractor hood over.

UPVC double glazed window to the rear elevation, heated towel rail, ceiling light point, walk in under stairs storage cupboard, door to the utility room, open archway to the:-

Dining Room

UPVC double glazed window to the front elevation, radiator, ceiling light point, wood flooring, archway to the family room/study.

Utility Room

Fitted with a range of base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer.

UPVC double glazed windows to the side and rear elevations, vinyl floor covering, ceiling light point, doors to the family room/study and the ground floor wc, UPVC double glazed door opening to the side.

Ground Floor WC

Fitted with a low flush wc. Opaque UPVC double glazed window to the side elevation, half height wood panelling to the walls, ceiling light point.

Family Room/Study

UPVC double glazed window to the front elevation, wood flooring, radiator, ceiling light point, Veissmann central heating boiler, consumer unit, built in storage unit, UPVC double glazed French doors opening to the garden at the side.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, radiator, loft access hatch (giving access to the partially boarded loft space above, with storage shelving and racking), doors into four bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the front elevation, radiator, ceiling light point and fan, television aerial connection point, mirrored sliding door wardrobes, door to the:-

En-Suite Shower Room

Fitted with a low flush wc, a pedestal wash hand basin, and a shower enclosure. Opaque UPVC double glazed window to the rear elevation, radiator, tiling to the splash backs.

Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point, broadband connection point.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, ceiling light point, storage cupboard (with shelving and housing the hot water cylinder).

Bedroom Four

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

Family Bathroom

Fitted with a four piece suite in white incorporating a roll top bath with a mixer tap and a hand held shower over, a double shower enclosure (with two shower heads), a low flush wc, and a vanity wash hand basin with a mixer tap over.

Two opaque UPVC double glazed windows to the rear elevation, half height wood panelling to the walls, tiling to the splash backs, ceiling spot lights, extractor fan, radiator, shaver point, laminate effect vinyl floor covering.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to three vehicles.

OUTSIDE (Cont'd)

There is a lawned garden adjacent, with shrub borders, a hedged boundary, and a pathway to the entrance door. A timber gate gives access to the garden at the side.

Timber fence enclosed, the garden to the side of the property is laid to a gravelled bed and parking for one extra car, with an external light, and giving access to the rear garden.

The rear garden includes a lawn, a decked seating area, and planted flower and shrub beds. Enclosed by timber screen fencing and established conifers, the garden has an external light and houses two timber storage sheds.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,077.77.

Referral Arrangement Note

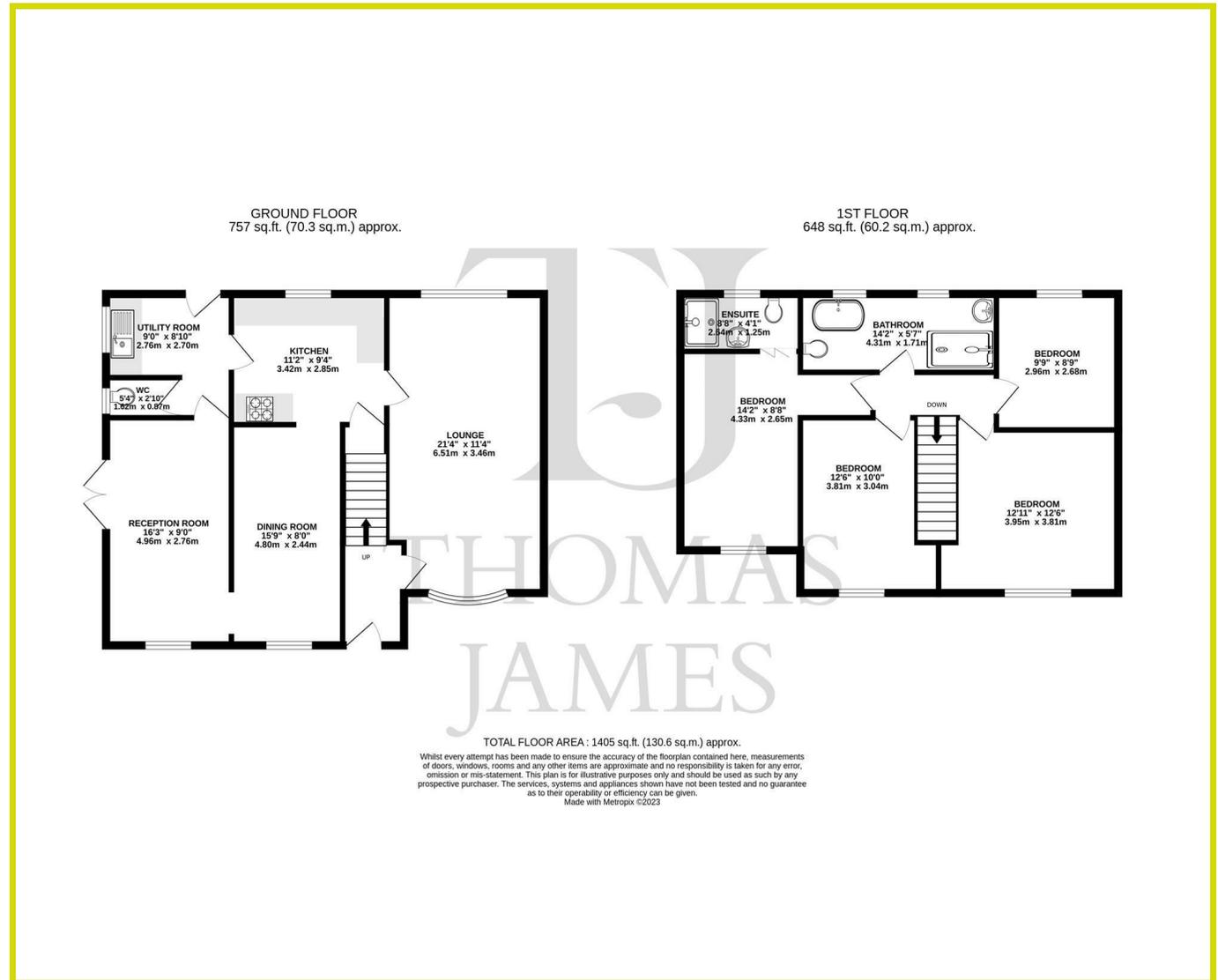
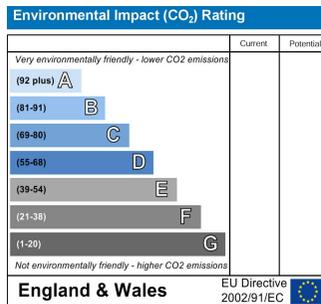
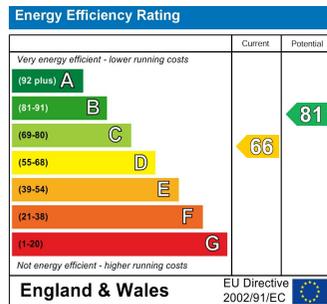
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