



Maytrees, Station Road,  
Plumtree, NG12 5NA



# Maytrees, Station Road, Plumtree, NG12 5NA

Nestled on the charming Station Road in the picturesque village of Plumtree, Nottingham, this exquisite detached house offers a perfect blend of space, comfort, and modern living. With four/five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

Upon entering, you are greeted by two elegant reception rooms, providing versatile spaces for relaxation and entertainment. Whether you envision cosy family gatherings or sophisticated dinner parties, these rooms cater to all occasions. The layout of the house ensures a seamless flow between the living areas, enhancing the overall sense of space and light.

The property boasts four well-appointed bathrooms, each bathroom is designed with modern fixtures and finishes, adding a touch of luxury to everyday life.

The location of this home is equally appealing, situated in a tranquil village setting while still being conveniently close to local amenities and transport links. Plumtree offers a delightful community atmosphere, making it an ideal place for families and professionals alike.

In summary, this stunning detached house on Station Road is a rare find, combining spacious living with a desirable location. It presents an excellent opportunity for those looking to invest in a family home that promises comfort and style.

Guide Price £495,000







#### ACCOMMODATION

The UPVC entrance door opens to an attractive entrance hallway. With tiled flooring, a radiator, ceiling light points, picture lighting, exposed beams, and a storage cupboard.

The wc has a wash hand basin set in a vanity unit, plus a wc. There is a radiator, tiled flooring, and a loft access hatch.

The living room has a bay window to the front, French doors with glazed panels to both sides which open to the front, a ceiling light point and wall lighting, coving, a radiator, and a feature fireplace.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, plus built in appliances including a dishwasher, an electric oven, and a five ring gas hob with an extractor hood over. There is a window to the side, a step into a further living room, and open access to the breakfast area. The Baxi combination boiler is housed in a cupboard here, there is a radiator, tiled flooring, and a door into the utility room.

The utility room has storage cupboards, space and plumbing for a washing machine, and space for a dryer. There is a radiator, tiled flooring, and a door opening to the front.

A further family room has a radiator, wall lighting, tiled flooring, and French doors opening to the rear garden.

The first bedroom on the ground floor overlooks the rear, and has a fitted en-suite shower room.

The second bedroom on the ground floor overlooks the rear, has a range of built in wardrobes, and a fitted en-suite shower room.

The next bedroom here overlooks the rear, and would also lend itself to use as a study or playroom.

Also situated on the ground floor, the main bedroom overlooks the courtyard at the rear, and has French doors opening out. There are built in wardrobes, and access to an en-suite bathroom.

Stairs rise from the entrance hallway, to the first floor landing. There is a clothes hanging rail here, and access to the first floor bedroom.

The first floor bedroom overlooks the front, and also has a fitted en-suite shower room.

#### OUTSIDE

To the front of the property the gravelled driveway provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE. (with an electric up and over door, power connected, and a pedestrian door leading out).

Wrapping around the property, the well maintained gardens include; lawned areas, decked and patio seating areas, gravelled beds, plant borders, and a variety of established shrubs and trees. The gardens have plenty of external lighting.

#### Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,053.62.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

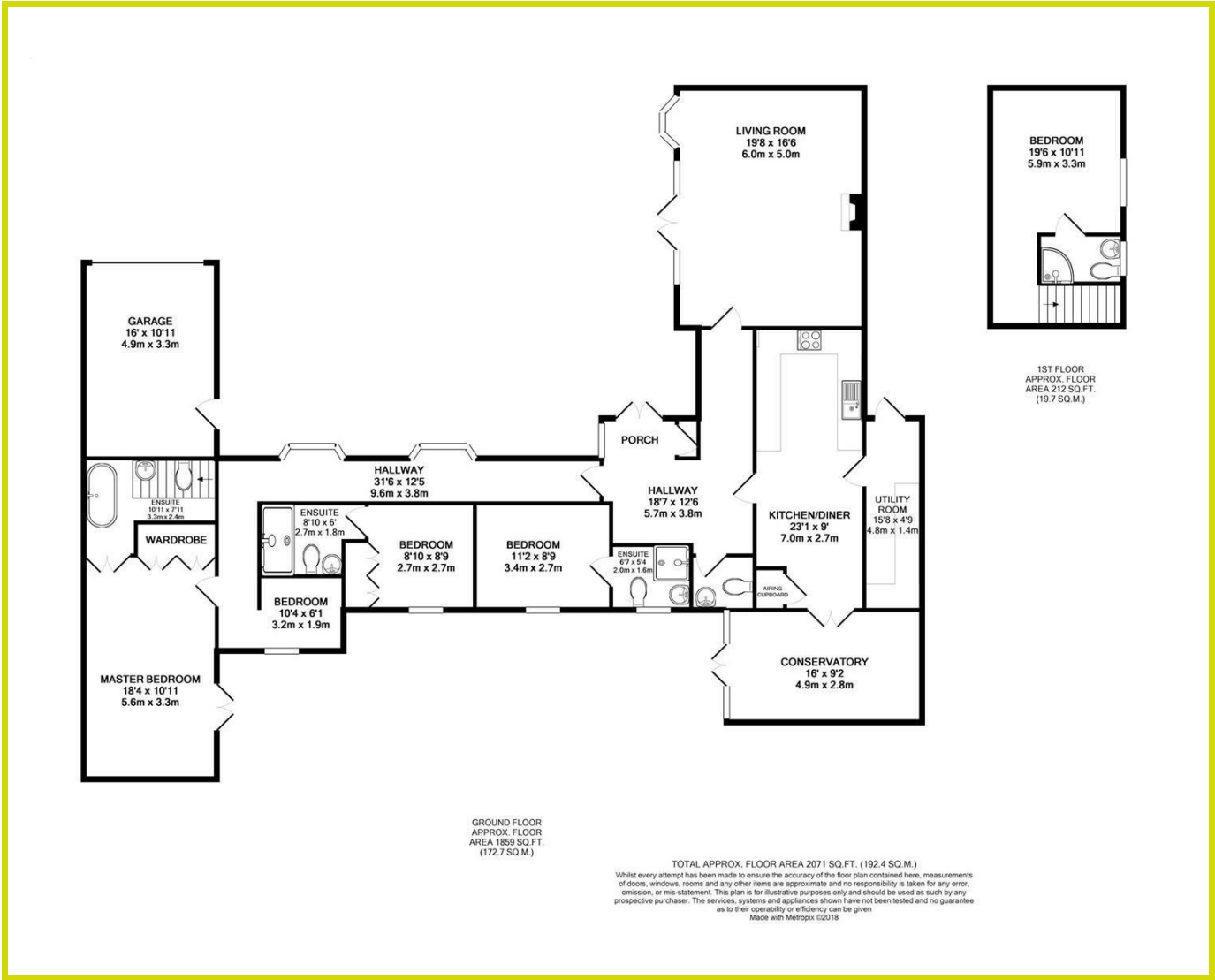
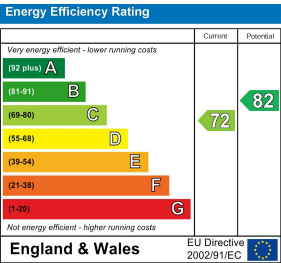


# DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

# MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

