



14 Pygall Avenue,
Gotham, NG11 0JW

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**** Guide Price £375,000 - £385,000 ****

This well presented detached family home provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a bright living room, a dining kitchen with a range of integrated appliances, a conservatory, two bedrooms (one of which would lend itself to use as a study), plus a fitted bathroom on the ground floor, with the first floor landing giving access to two further bedrooms, and a shower room.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has mature enclosed gardens to the rear, a further garden to the front, and a block paved driveway providing off road parking for up to two vehicles.

Situated in a pleasant cul-de-sac, in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Viewing is recommended.

Guide Price £375,000





ACCOMMODATION

The composite entrance door (with glazed inserts) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, a further storage cupboard, bench seating, tiled flooring, and doors opening into the lounge, the dining kitchen, the bathroom, and two bedrooms.

Bedroom three is double in size, has a window to the front, and a built in wardrobe.

Bedroom four is also double in size, and would lend itself to use as a study. There is a window to the front here, and a tv aerial connection point.

The bathroom has a four piece suite in white comprising; a bath, a separate shower enclosure with a mains fed shower, a vanity wash hand basin with storage beneath, and a wc. There is an opaque window to the rear, a chrome heated towel rail, ceiling spot lights, and an extractor fan.

The bright living room has windows to the front and side, an internal glazed partition wall, and a log burner set on a tiled hearth.

The dining kitchen has a contemporary range of wall, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, integrated appliances including a washing machine, a dishwasher, a fridge, and a freezer, plus a built in double electric oven, and a five ring gas hob with an extractor hood over. The Baxi combination boiler is housed in a cupboard here, there is a window to the rear, tiled flooring, plenty of space for a dining table and chairs, and a UPVC door opening into the conservatory.

Of brick and UPVC construction, the conservatory has tiled flooring, power connected, windows overlooking the garden, and a UPVC door opening out.

On reaching the first floor, the landing has a loft access hatch, built in storage cupboards, and doors opening into two bedrooms, and the shower room.

Bedroom one is double in size, has a window to the rear, and eaves storage.

Bedroom two is also double in size, has a window to the front, and further eaves storage.

Completing the accommodation, the shower room is fitted with a three piece suite in white comprising; a corner shower enclosure with a mains fed shower, a vanity wash hand basin, and a wc. There is a Velux window to the rear pitch, and a heated towel rail.

OUTSIDE

The block paved pathway at the front of the property provides off road parking for up to two vehicles, and gives access to the entrance door. The adjacent garden is laid to lawn, with mature shrub borders, and hedged and low walled boundaries.

The rear garden includes; a patio seating area, a lawned area, mature shrub borders, and a vegetable plot. Enclosed by hedged and timber fenced boundaries, the garden also has access to an external store.

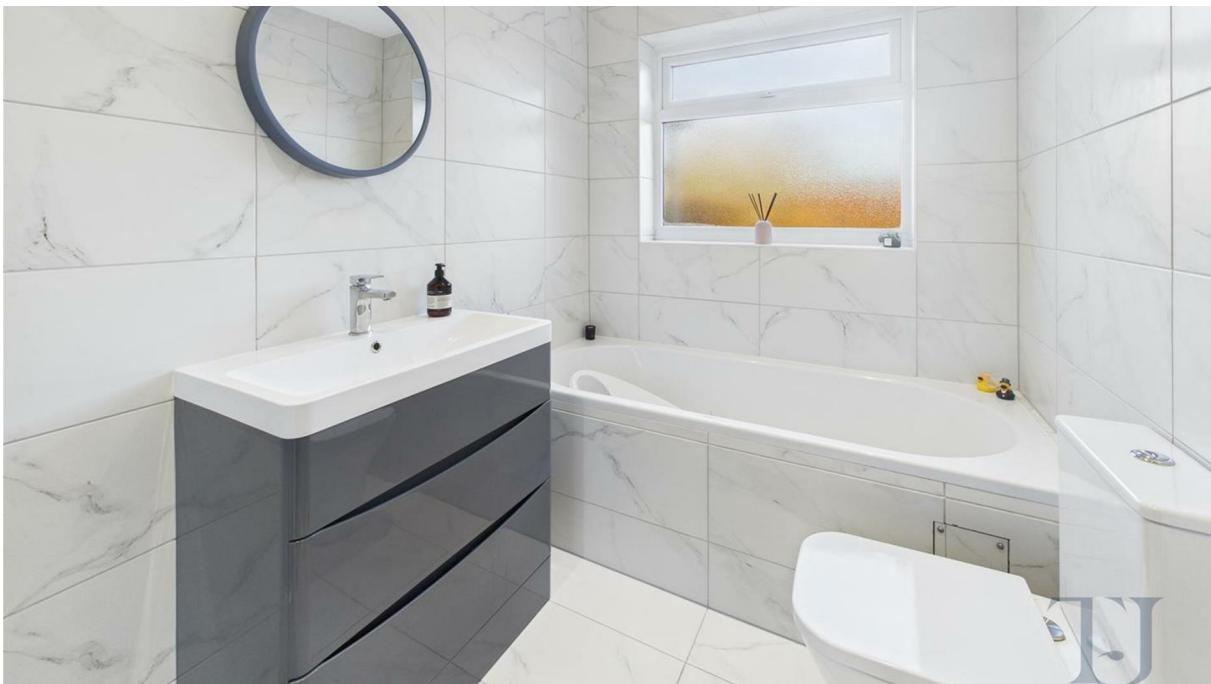
Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,515.70.

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.

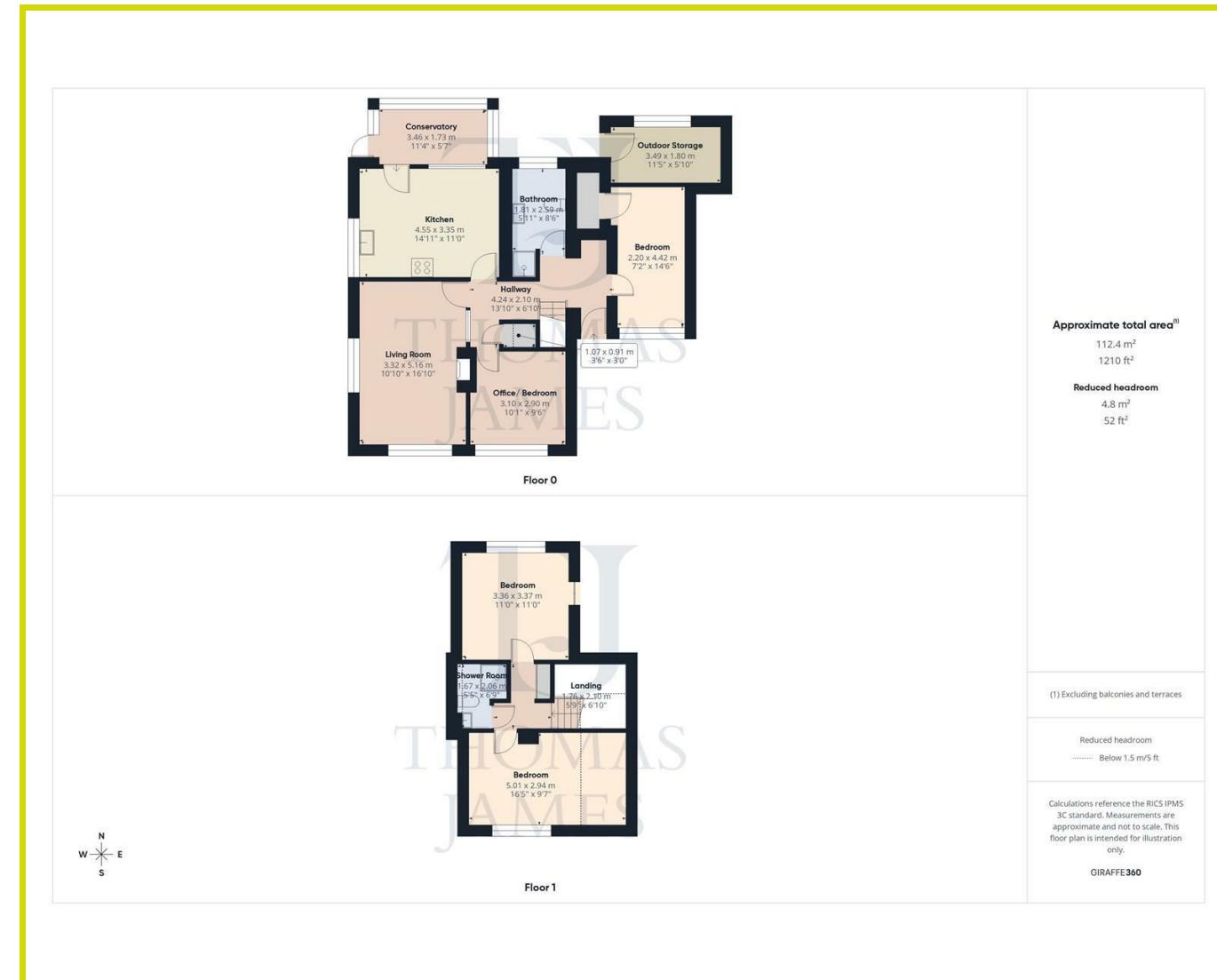
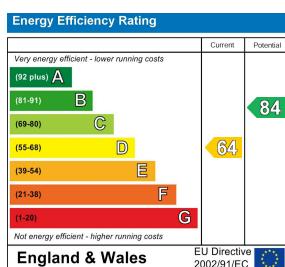


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MONEY LAUNDERING

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