



4 Chestnut Drive

Cotgrave | NG12 3TZ | Guide Price £450,000

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& LUND

- Guide Price £450,000 - £475,000
- Triple Driveway and Integral Garage
- Immaculately Presented throughout
- Bays to Front & Rear
- EPC Rating B - Freehold
- Detached Three Storey David Wilson Home
- Landscaped Garden to the Rear
- Bathroom and Two Ensuite + D/S WC
- Close to Cotgrave Country Park
- Council Tax Band E





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Presenting an exceptional David Wilson built five-bedroom, three-storey family home on the sought after Hollygate Park in the charming Village of Cotgrave. This property adopts the 'homes for life' space standards resulting in wider hallways and larger rooms than the standard David Wilson build.

This stunning home features five generously-sized bedrooms, providing ample space for family members and guests alike. The three-storey design allows for flexible living arrangements, with the top floor offering privacy and seclusion. The property benefits from upgraded kitchen, tiling and flooring packages from the developer.

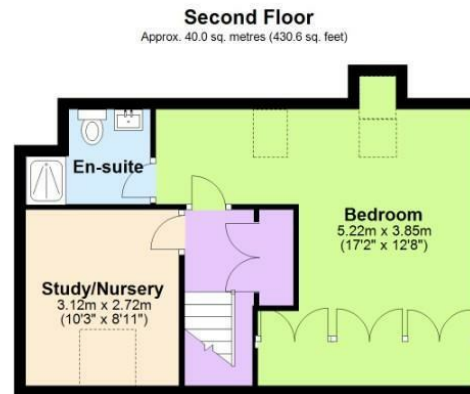
Entering into the hallway that benefits from built in storage there is access into the lounge, kitchen/diner and stairs to the first floor. The lounge benefits from a bay window to the front, while the kitchen diner at the rear benefits from a range of fully integrated appliances including a double oven, six ring gas hob, fridge/freezer, washing machine and dishwasher. From the dining area there is a separate utility room that allows access to a downstairs cloakroom and the rear garden.

To the first floor there are four generous double bedrooms and a four piece family bathroom consisting of a bath, separate shower, WC and wash basin. Bedroom two also benefits from an en-suite shower room consisting of a double shower, WC and wash basin.

To the second floor there is a further generous double bedroom benefitting from Air Conditioning and bespoke built in storage along the full length of the room along with en-suite shower room. There is also a further room that could be used as a sixth bedroom or Study.

Towards the front of the property there is a triple driveway and an integral garage with secure gated access down the side. Towards the rear of the property there is an enclosed landscaped garden with a west facing patio area that enjoys the afternoon sun.





Total area: approx. 171.1 sq. metres (1841.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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