

SUPERIOR HOMES

ROYSTON & LUND



14 The Rushes

Gotham | NG11 0HY

Offers In Excess Of £525,000

Royston and Lund are delighted to bring to the market this extended, immaculately presented, five bedroom, detached family home located in Gotham. Situated on a quiet side street in the heart of the village with countryside walks and local pubs within easy reach the location still maintains excellent transport links with the larger hubs of East Leake, West Bridgford, Ruddington and Clifton all easily accessible. This property would be an excellent fit for a growing family.

The ground floor accommodation is equipped with underfloor heating and comprises a welcoming entrance hallway which gives access to a downstairs bedroom complete with en-suite shower room and undoubtedly the show stopper of the property, its large, open plan kitchen/diner/snug. Equipped with high quality fixtures and fittings and a range of integrated appliances from a range style oven with five ring gas burner incorporating a splashback with extractor hood, a built in dishwasher and sleek kitchen island with breakfast bar. The extended dining area provides ample space for family and friends with the addition of full width bifold doors and double electric skylights to the rear aspect creating a seamless connection to the outside.

Off the kitchen/diner to the front and accessed via glazed internal double doors is a separate reception room. Completing the ground floor is a separate utility area with plumbing in place for a free-standing washing machine, tumble dryer and American Fridge/Freezer with an external door to the side elevation.





- Five Bedroom Detached Family Home
- Gloriously Extended Providing An Open Plan Kitchen Dining Room
- High Quality Fixture And Fittings With Integrated Kitchen Appliances
- Underfloor Heating on Ground Floor
- Ample Off Street Parking Via a Double Block Paved Driveway
- Two Family Bathrooms And An Ensuite Shower Room
- Separate Outhouse And Undercover Seating Area
- Separate Utility And Downstairs WC
- EPC Rating - C
- Freehold - Council Tax Band - D











To the first floor there are four well proportioned bedrooms. Three of those bedrooms having the benefit of built in wardrobes. The fourth bedroom is an over stair single currently being used as an office. All bedrooms have access to two family bathrooms. The first bathroom comprising a three piece suite consisting of a bath along with a wash basin and w/c. The second bathroom is another three piece bathroom comprising a w/c, wash hand basin and bath with shower over.

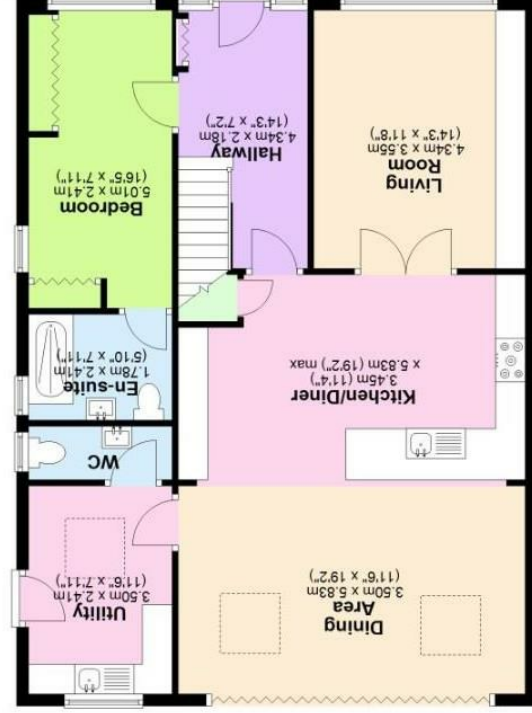


Facing the property there is ample off street parking via a double driveway fitting multiple vehicles.

To the rear there is a low maintenance garden with block paving patio areas providing outdoor seating and dining. In the garden, there is a separate home office. off from the office is an adjoined undercover seating area.



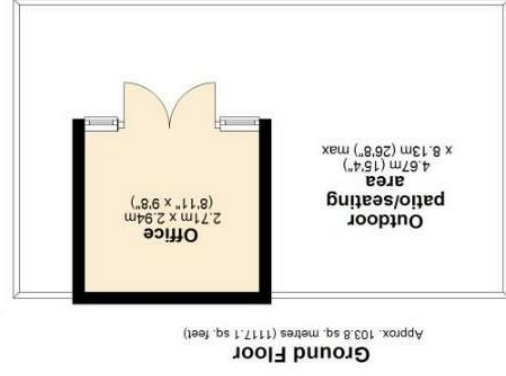
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Total area: approx. 163.6 sq. metres (1760.7 sq. feet)



Approx. 59.8 sq. metres (643.6 sq. feet)



Approx. 103.8 sq. metres (1117.1 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO₂ 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 CO₂ emissions	Current Potential
England & Wales EU Directive 2002/91/EC	Energy Efficiency Rating
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	Current Potential
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EPC



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