



Redwood Drive, Cottam

4  2  2  B 

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- Four bedroom detached property
- En suite bedroom
- Garage & driveway
- Great motorway connections
- EPC rating B
- Generously proportioned throughout

We welcome to the market a four bedroom detached family home situated on a quiet cul de sac in the sought after residential location of Cottam. This impressive property is generously proportioned and close to well regarded schools. Briefly comprising entrance hall, bright and spacious lounge with bay window, open plan kitchen & dining. Utility room and a downstairs Wc all to the ground floor. On the first floor we have four spacious bedrooms one of which has a stunning en suite and bathroom. Externally there is a fantastic rear garden, garage & driveway.



Offers In Excess Of: £300,000





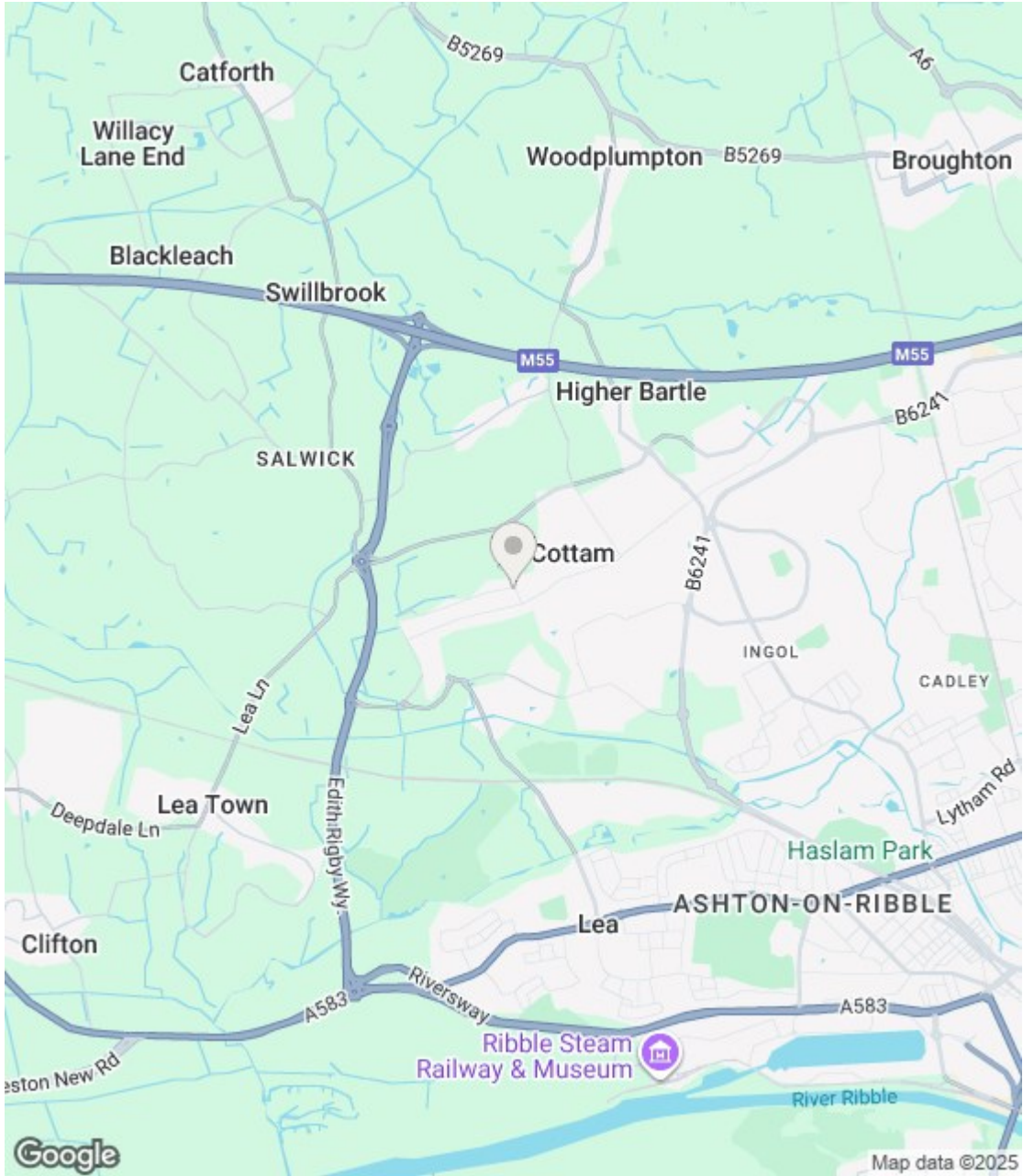


Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   | 86                         | 88        |
| (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<br>2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                    | Potential |
|-----------------------------------------------------|----------------------------|-----------|
| 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 |                            |           |
| England & Wales                                     | EU Directive<br>2002/91/EC |           |





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