

DISTINCTIVE
HOMES
by



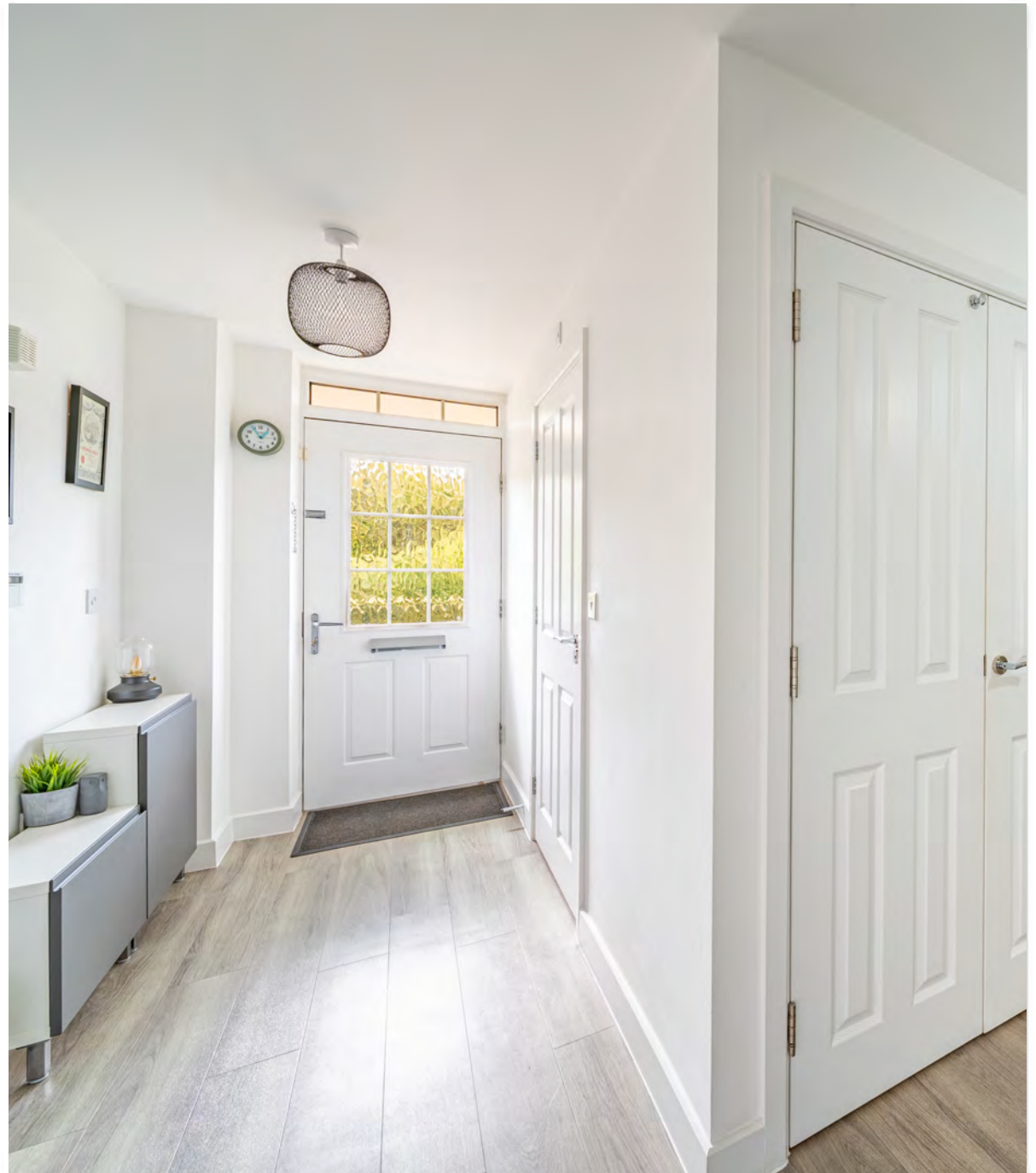
Kingfisher Drive
Cotgrave, NG12 3UF

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Presented in immaculate show-home condition, this outstanding detached family residence offers generous and flexible living space set across three well-planned floors.

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The home opens with a bright and welcoming entrance hallway, finished with Amtico flooring and offering excellent storage, including an under-stairs cupboard and a cloaks cupboard. From here, doors lead to the principal reception rooms. The beautifully appointed dining kitchen forms the heart of the home, fitted with a comprehensive range of high-gloss, soft-close units, granite work surfaces, and a central island. Integrated appliances include a dishwasher, fridge/freezer, double AEG ovens, and a six-ring hob with stainless steel extractor. A bay-fronted dining area and a further bay with French doors to the rear garden make this a perfect space for family life and entertaining. Leading off the kitchen, the utility room provides additional storage, a sink, and space for laundry appliances, with a door giving direct access to the garden.

Also on the ground floor is a versatile study or family room with a bay window to the front, a modern WC, and a spacious dual-aspect living room. The living room enjoys both side and rear windows, together with French doors opening to the garden, flooding the space with natural light and creating a welcoming area for relaxation.

The first floor offers four generously sized double bedrooms. The largest has a dual aspect and features fitted wardrobes along with a modern en-suite shower room. There are also three further bedrooms and a well-fitted family bathroom that serves this floor.





The top floor is devoted to a luxurious master suite, designed as a private retreat. This includes a spacious bedroom with Velux windows to both roof pitches, a dressing area, and a stylish en-suite bathroom. Also on this level is a sixth bedroom, plus a snug or reading room with a Velux window, which could equally serve as a dressing room, study, or hobby space.

Outside, the property is set on a cul-de-sac, ensuring a peaceful setting. A block-paved driveway provides ample parking and leads to a detached double garage, complete with an electric car charging point. The rear garden is privately enclosed and beautifully designed with a shaped lawn, multiple seating areas, established planting, and a charming covered "bandstand" style feature. External lighting, water, and power further enhance the outdoor space, making it perfect for entertaining.

Additional benefits include energy rating – band B, a security alarm, fitted blinds to most windows, and the remaining balance of the NHBC warranty. Situated on the edge of the sought-after Hollygate Park development in Cotgrave, the property enjoys views over the country park and is within easy reach of local facilities.

Tenure - Freehold
Council tax - Band F
Estate fees - £165





Ground Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



First Floor

Approx. 77.4 sq. metres (833.3 sq. feet)



Second Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 213.3 sq. metres (2295.6 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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