

35 Cottesmore Road

Nottingham
NG7 1QE

Guide Price £335,000



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0115 841 1155



- Four-bedroom semi-detached home
- Accommodation across three floors
- Family bathroom, en-suite and downstairs WC
- Front and rear gardens
- Off road parking
- Spacious living
- Light and bright throughout
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A spacious four-bedroom semi-detached home with gardens and parking

Welcome to this beautifully presented four-bedroom semi-detached family home, offering generous living space across three well-proportioned floors. Situated in a sought-after residential area, this property is ideal for growing families or those seeking a spacious home with excellent amenities nearby.

Step into a welcoming hallway with access to a convenient downstairs WC. The spacious kitchen/diner sits to the front of the property with a range of wall and base units, and integrated appliances. To the rear, a bright and airy lounge opens out onto the rear garden, creating a seamless indoor-outdoor living experience.

The first-floor features three well-sized bedrooms, including two doubles and a single, ideal for children, guests, or a home office. A modern family bathroom serves this level.

The top floor boasts an impressive primary bedroom suite, complete with a private en-suite shower room, offering a peaceful retreat from the rest of the home.

The property benefits from both a front and rear garden, ideal for family activities, gardening, or outdoor entertaining. Off-street parking is available, adding to the convenience of this fantastic home.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living 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 FHP Living instructing solicitors in the purchase or the sale of a property.





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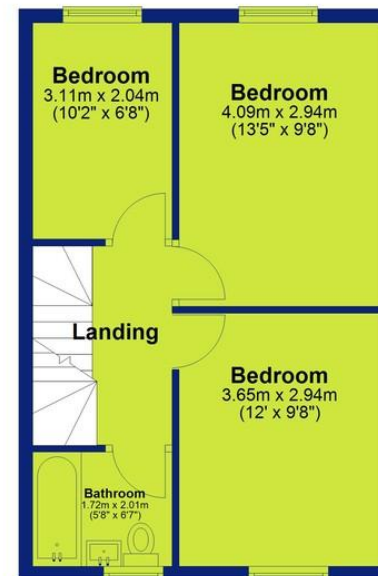
Ground Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Second Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 109.4 sq. metres (1177.3 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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