



30 Green Platt

Cotgrave | NG12 3HZ | £450,000

ROYSTON  
& LUND

- Four Bedroom Detached Bungalow
- Immaculately Presented Throughout
- Built In Wardrobes
- Feature Log Burner
- Solar Panels
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - B





**\*\*NO CHAIN\*\***

**\*\*FOUR BEDROOM FAMILY BUNGALOW\*\***

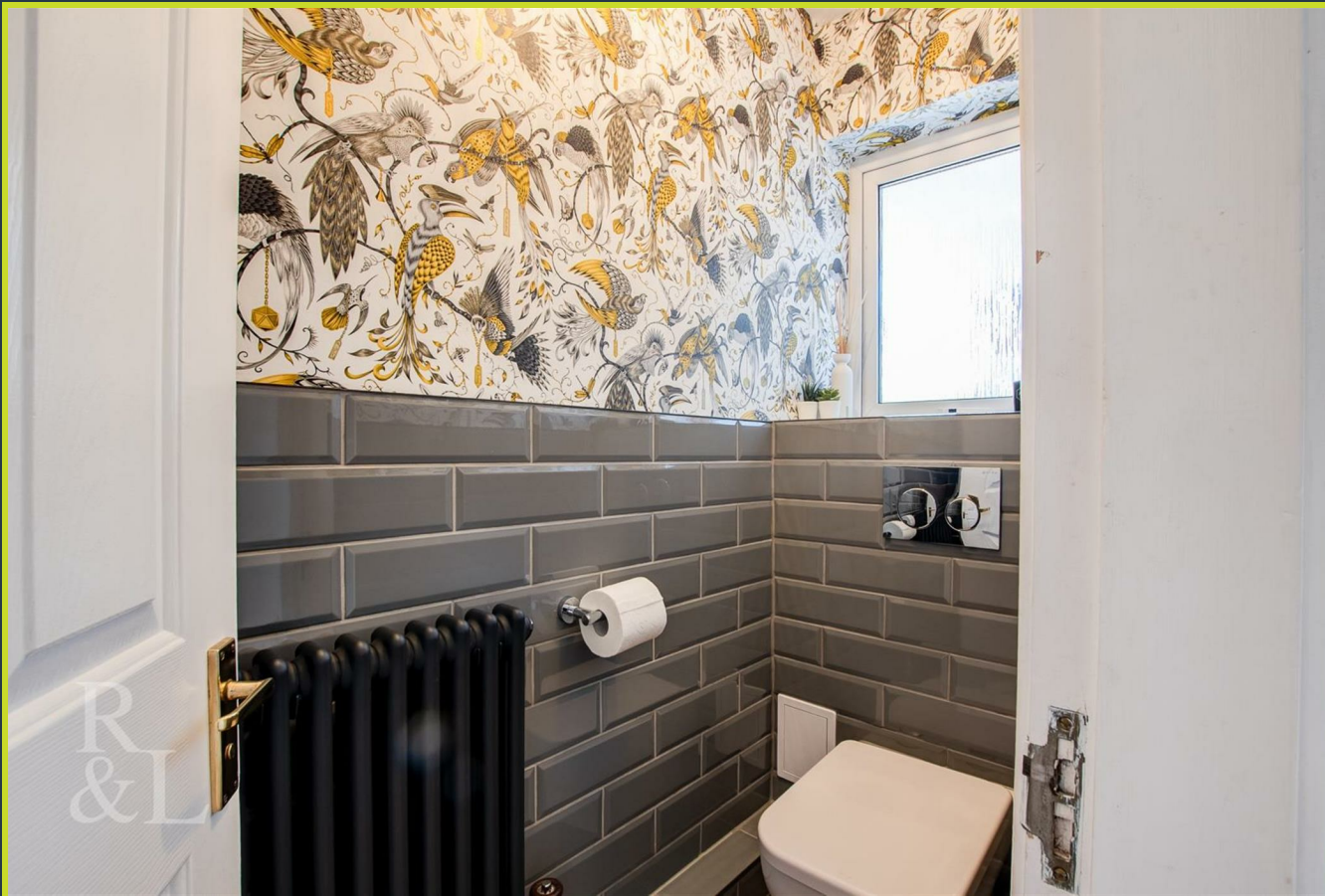
**\*\*IMMACULATELY PRESENTED\*\***

Situated close by to numerous amenities such as local shops, pubs and restaurants that Cotgrave has to offer. Not to mention being in the catchment area for well regarded schools and having excellent transport links to the surrounding areas and into the City Centre. This property would be a great fit for a growing family

Nestled in the quiet cul de sac of Green Platt, Cotgrave, Nottingham, this four-bedroom detached bungalow offers a perfect blend of comfort and modern living. The property boasts a spacious living room, complete with a charming log burner, creating a warm and inviting atmosphere for family gatherings. Adjacent to the living area, you will find a delightful dining room that opens through sliding doors to the immaculate garden, allowing for seamless indoor-outdoor living.

The high-quality kitchen is a true highlight, featuring a stylish island and integrated appliances, making it a joy for any home cook. The bungalow includes a well-appointed family bathroom consisting of a bath with shower overhead along with a wash basin and WC and an ensuite shower room attached to the master bedroom, ensuring convenience and privacy for all residents.

Outside, the property is equally impressive, with ample off-street parking available via a driveway and garage. The garden is a serene retreat, complete with a patio, lush lawn, and established shrubs and trees, providing a sense of seclusion and privacy, as you are not overlooked by neighbouring properties.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>92</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

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2002/91/EC



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

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

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