

# Greengage Road

Cotgrave  
Nottingham  
NG12 3SY

Price Guide £385,000



- Detached home
- Two bathrooms
- Driveway
- Close to the country park
- Tenure - Freehold
- Four Bedrooms
- Rear garden and patio
- Converted garage
- Estate fee - £180
- Council Tax Band - D

 0115 841 1155

## Greengage Road, Cotgrave, Nottingham, NG12 3SY

### Key Features

Situated on the ever-popular Hollygate estate, this well-presented and well proportioned family home enjoys an excellent position with the Country Park close by.

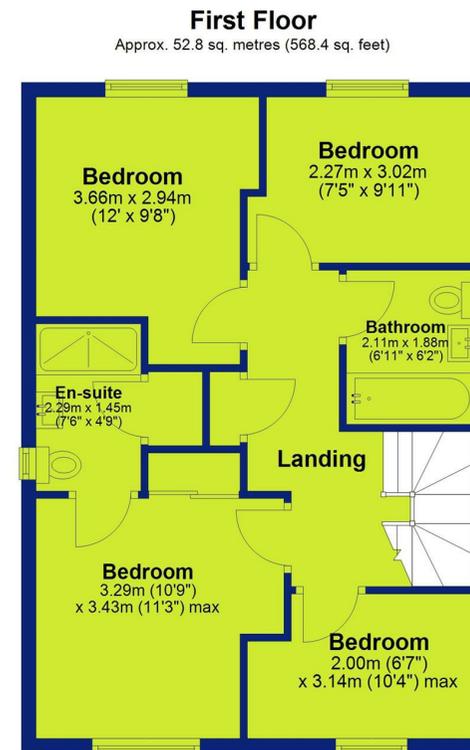
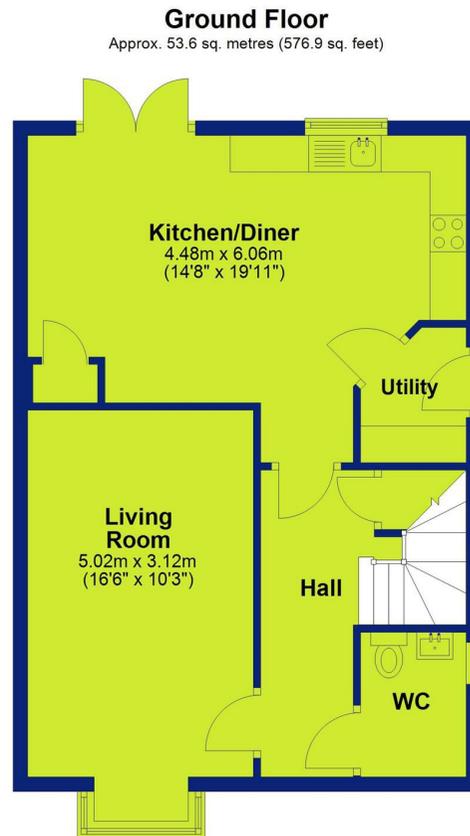
The accommodation is arranged over two floors and offers flexible living space ideally suited to modern family life. To the ground floor, a welcoming entrance hall provides access to a convenient downstairs WC and staircase to the first floor. The spacious living room sits to the front of the property, offering a comfortable and relaxing space. To the rear, the heart of the home is the open-plan kitchen/diner, with direct access to the garden. A separate utility room adds valuable practicality and storage.

To the first floor, the property are four bedrooms, including a master bedroom with its own en-suite shower room. The remaining bedrooms are well proportioned and are served by a modern family bathroom, all accessed from a central landing.

Outside is a driveway with parking for two cars. To the rear is a patio and garden that leads to the former garage which has been thoughtfully converted into a dedicated office, creating an ideal space for home working, a studio, or hobby room. Living in Cotgrave offers the perfect balance of community living and countryside access. The village benefits from a wide range of everyday amenities including shops, schools, cafés, leisure facilities and healthcare services, all within easy reach, while also enjoying excellent transport links to Nottingham and surrounding villages. Having Cotgrave Country Park right on your doorstep is a particular highlight, providing a beautiful natural setting with scenic walking and cycling routes, wildlife, and open green spaces ideal for families, dog walkers and outdoor enthusiasts. It's a lifestyle that combines the convenience of a well-served town with the wellbeing benefits of outdoor living, making Cotgrave a consistently popular choice for a wide range of buyers.



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Total area: approx. 123.0 sq. metres (1324.5 sq. feet)



0115 841 1155

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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