

DISTINCTIVE
HOMES
by


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The Strand
Nottingham, NG9 6AU

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FHP Living feel privileged to be offering for sale a most charming detached cottage believed to have been originally constructed in the 17th Century and situated on a generous plot of approximately 0.2 of an acre. Grade II listed Rose Cottage was built in approximately 1689 and extended and sympathetically refurbished in 2009.





The property has views over the Attenborough Bowls Club and is located next to the Attenborough Cricket Club, close to the fields of the nature reserve. The cottage is situated at the end of a "no through" lane of The Strand. The village has a railway station, bus services and is close to some excellent schools. Full of character boasting a plethora of exposed beams, the accommodation on offer has been creatively arranged over two floors and briefly comprises: dining kitchen with French style doors to the rear garden, fitted with a modern range of units and appliances, utility room, lounge with heavily beamed ceiling and feature fireplace, separate sitting room, again with heavily beamed ceiling and fireplace, ground floor WC, four first floor bedrooms, master with en-suite shower room and separate family bathroom.





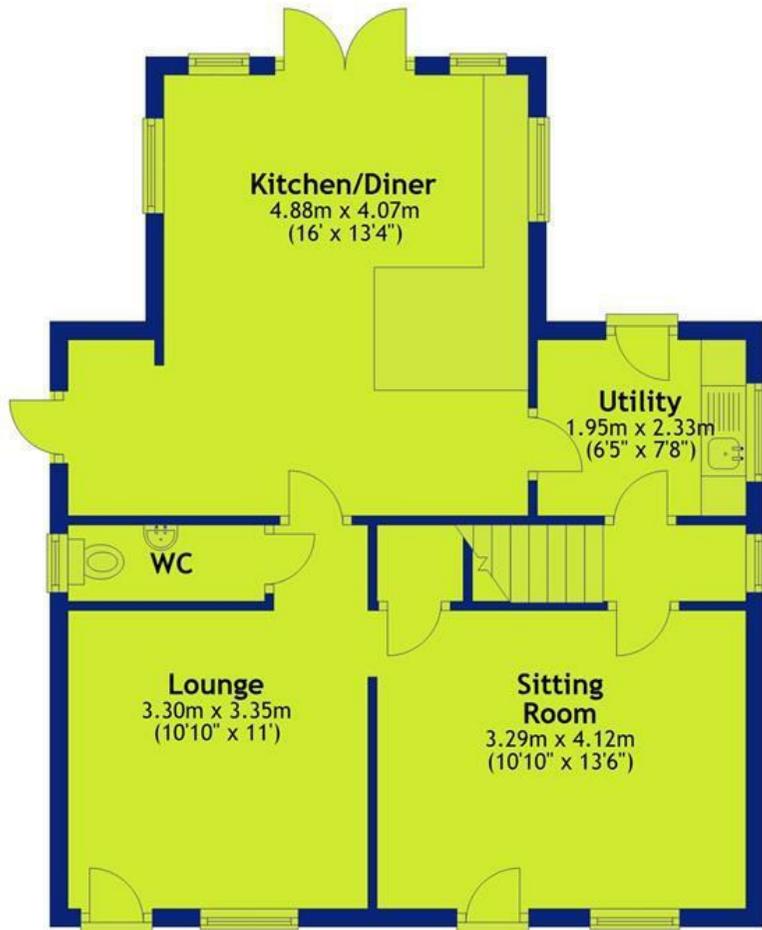
Outside, the property is approached via a gated driveway providing off road parking, which in turn leads to the garage with an attached guest room/home office offering an en-suite facility. The generous gardens are mature and predominately lawned and a viewing is recommended in order to fully appreciate the charm and nature of this delightful home.





Ground Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Outbuilding

Approx. 26.1 sq. metres (281.4 sq. feet)



Total area: approx. 139.6 sq. metres (1502.9 sq. feet)



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Distinctive Homes by FHP Living

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Interested in this home?

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