

**2 White Furrows, Cotgrave**

Nottingham

**£285,000**

## 2 White Furrows

Cotgrave, Nottingham

Immaculate 2-bed detached bungalow with spacious living, modern kitchen, private gardens, patio, driveway parking, UPVC double glazing, and gas central heating in a sought-after location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedroom Extended Bungalow
- Immaculately Presented Throughout
- Spacious Living Room, Separate Dining Room, Modern Fitted Kitchen
- Well Maintained Gardens to Front and Rear
- Private Driveway Providing Ample Off Road Parking
- UPVC Double Glazing. Gas Central Heating. EPC Rating D. Council Tax C





## 2 White Furrows

Cotgrave, Nottingham

This beautifully extended two bedroom detached bungalow is immaculately presented throughout, offering spacious and versatile accommodation ideal for a range of buyers.

The property features a welcoming entrance hall, a generous living room with sliding doors to the garden, and a separate dining room, perfect for entertaining or relaxing with family. The modern fitted kitchen is well appointed with ample storage and workspace, making it both stylish and practical. Both bedrooms are generously proportioned, offering comfortable sleeping arrangements, while the contemporary shower room is finished to a high standard. Additional benefits include UPVC double glazing throughout, efficient gas central heating, and a practical layout that maximises both space and natural light. The property is offered with an EPC rating of D and falls within Council Tax Band C.

Outside, the property enjoys a pretty front garden set in an elevated position, providing attractive kerb appeal and a sense of privacy from the road. To the rear, the private garden has been lovingly maintained by the current owner, creating a tranquil retreat for outdoor living. A large patio seating area, accessed directly from the living room via sliding doors, is enhanced by a fitted pull-out canopy (ideal for alfresco entertaining whatever the weather). Beyond the patio, there is a shaped lawn bordered by well stocked beds and established trees, offering year-round colour and interest. The property is finished to a high standard and is



### FRONT GARDEN

Pretty front garden with an elevated position, there is gated access to the further side of the bungalow where there is a further garden/storage area and outdoor power socket.

### REAR GARDEN

The private rear garden has been lovingly maintained by the current owner, and includes a large patio seating area accessed via sliding doors from the living room, with a useful fitted pull out canopy over, providing a wonderful alfresco entertaining space. Beyond the patio there is a shaped lawn, with well stocked beds, and established trees. There is also a pond and a useful store.

### DRIVEWAY

4 Parking Spaces

Private driveway provides ample parking for multiple cars.





THOMAS  
JAMES



**Approximate total area<sup>(1)</sup>**

69.7 m<sup>2</sup>  
750 ft<sup>2</sup>

**Balconies and terraces**

16.7 m<sup>2</sup>  
180 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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