



4 Foredrift Close,
Gotham, NG11 0JX

TJ
THOMAS
JAMES

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Spacious three bedroom detached bungalow with modern kitchen, bathroom, utility room, versatile living spaces, step-free access, double glazing, and central heating. Ideal for families.

This well-presented bungalow combines generous proportions, modern fittings, and a practical single-level layout, making it an attractive and adaptable home for a wide variety of buyers.

Situated in the popular South Nottinghamshire village of Gotham, the property is within easy reach of East Midlands Airport, the M1 motorway and East Midlands Parkway train station. Surrounded by attractive countryside, Gotham itself enjoys a wealth of local facilities, and excellent transport links.

Viewing Recommended.

Guide Price £645,000





ACCOMMODATION

The welcoming entrance hall leads directly into a generous lounge, which features large windows that allow plenty of natural light, neutral décor, and ample space for a variety of seating arrangements.

Adjacent to the lounge, the modern kitchen is fitted with a range of wall and base units, integrated appliances (including oven, hob, and extractor fan), and extensive worktop space.

The dining area provides a comfortable setting for entertaining, with space to accommodate a full dining suite and direct access from the kitchen, creating a natural flow for both every-day meals and special occasions. There is also a generously sized sun room that provides further space for entertaining and has door leading onto the garden.

The principal bedroom is a bright and airy double room, complete with built-in wardrobes for excellent storage.

Two further bedrooms offer flexibility for use as guest rooms, home offices, or children's rooms, each featuring neutral decoration and practical layouts (one bedroom currently used as a study).

The family bathroom is finished to a high standard, incorporating a modern white suite with walk-in shower, wash basin, and WC, complemented by stylish tiling and chrome fittings.

Additional storage is provided by a hallway airing cupboard and built-in cabinetry in key rooms, ensuring the home remains uncluttered and organised.

Throughout the property, double glazing and central heating ensure comfort and energy efficiency, while quality flooring and contemporary finishes create a cohesive and inviting atmosphere.

The utility room, accessed from the kitchen, houses laundry appliances and offers further storage solutions, keeping household tasks discreetly tucked away.

Internal doors are solid and well-finished, and the bungalow's thoughtful design allows for step-free access between all principal rooms, making it suitable for a range of lifestyle needs. The property's layout ensures privacy for the bedrooms, with communal areas positioned to maximise both functionality and sociability.

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OUTSIDE

There are beautifully well maintained gardens to three sides of the property which include lawned areas, patio seating areas, and mature plants and shrubs. The gardens have external lighting, and an external tap.

The driveway provides off road parking for several vehicles. The property also has a double garage.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Referral Arrangement Note

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(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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