



**4 Bramble Way, Cotgrave, Nottinghamshire,
NG12 3NN**

£239,950

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Tastefully Modernised
- Garage & Driveway to Rear
- Enclosed Rear Garden
- 3 Bedrooms
- Open Plan Dining Kitchen
- Well Served Village
- Viewing Highly Recommended

An excellent opportunity to purchase a well presented, semi detached, traditional home which has been tastefully modernised throughout, benefitting from an open plan dining kitchen with a generous range of Shaker style units and integrated appliances, a modern contemporary bathroom, UPVC double glazing, gas central heating and relatively neutral decoration throughout.

The property comprises an initial enclosed storm porch which leads through into the main entrance hall and, in turn, a sitting room room and the open plan dining kitchen. To the first floor there are three bedrooms, all of which could potentially accommodate a double bed, and a separate bathroom.

As well as the main accommodation, the property occupies an established plot with a relatively low maintenance stone chipping frontage and adjacent shared driveway to the side, that leads to a further private drive at the rear where there is a brick built garage and useful store. A courtesy gate, in turn, gives access into an enclosed rear garden which links back into the living/dining area of the kitchen.

Overall this would be an ideal opportunity for a wide range of prospective purchasers to acquire a three bedrooomed home within this well served village.

COTGRAVE

Cotgrave has a wealth of amenities including primary school, a range of local shops and leisure centre, doctors surgery and is conveniently located for access to the cities of Nottingham and Leicester via the A46 and A52 with excellent road links to the A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE PORCH

8'9" x 4' (2.67m x 1.22m)

A useful space which is ideal for cloaks hanging and additional storage, having oak effect laminate flooring, double glazed windows to the front and a further oak glazed door leading through into:

MAIN ENTRANCE HALL

11' x 6'2" (3.35m x 1.88m)

Having staircase rising to the first floor landing with useful under stairs storage cupboard beneath, continuation of oak effect laminate flooring and further doors, in turn, leading to:

SITTING ROOM

14'5" x 10'11" (4.39m x 3.33m)

A pleasant reception having an aspect to the front. The focal point of the room is a contemporary polished stone effect fire surround mantel, hearth and back with pebble and coal effect fire. The room having continuation of oak effect laminate flooring and double glazed window.

OPEN PLAN DINING KITCHEN

20'11" x 10' (6.38m x 3.05m)

A well proportioned space providing an open plan area with an initial kitchen opening out into a dining/living space, both with an aspect into the rear garden. The initial kitchen area is tastefully appointed with a range of modern wall, base and drawer units having; a U shaped configuration of butchers block preparation surfaces including integral breakfast bar; undermounted sink with articulated mixer tap; integrated appliances include Bosch induction hob with chimney hood over, single Bosch fan assisted oven beneath, built in fridge and freezer and dishwasher; alcove for free standing microwave, inset downlighters to the ceiling, continuation of oak effect laminate flooring and double glazed window to the rear.

The kitchen area then opens out into a dining space again having continuation of the oak effect laminate flooring, inset downlighters to the ceiling, contemporary column radiator and double glazed exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side and further doors, in turn, leading to:

BEDROOM 1

14' x 10' (4.27m x 3.05m)

A well proportioned double bedroom having an aspect into the rear garden, built in cupboard which also houses the upgraded gas central heating boiler and double glazed window.

BEDROOM 2

9'10" x 10'11" (3.00m x 3.33m)

An initial entrance corridor leads through into a main double bedroom having wood effect laminate flooring and double glazed window to the front.

BEDROOM 3

10'10" x 6'9" (3.30m x 2.06m)

A well proportioned third bedroom which potentially would accommodate a double bed, having over stairs bulkhead and double glazed window to the front.

BATHROOM

8'3" x 5'6" (2.51m x 1.68m)

Having been tastefully modernised with a contemporary three piece suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer with both independent handset and rainwater rose over and glass screen; Vitra vanity unit which provides useful storage; inset washbasin with chrome mixer tap; and WC with concealed cistern and vanity surround; contemporary towel radiator, tiled splash backs, inset downlighters to the ceiling, wall mounted shaver point and double glazed windows to both the side and rear elevations.

EXTERIOR

The property occupies an established plot having a relatively low maintenance frontage with panelled fence boundary to the front and hedging to the side, stone chipping area and steps leading to the front door. To the rear of the property is an established garden enclosed by panelled fencing having an initial timber deck leading onto a central lawn, raised border, timber storage shed and driveway to the side which gives access to a single garage with up an over door and useful brick storage to the side.

(NOTE that the initial part of the driveway is shared with the adjacent dwelling).

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note the property shares the driveway entrance and access to the side, with the neighbouring property.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: [_](https://check-long-term-flood-risk.service.gov.uk/risk#)

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage: -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

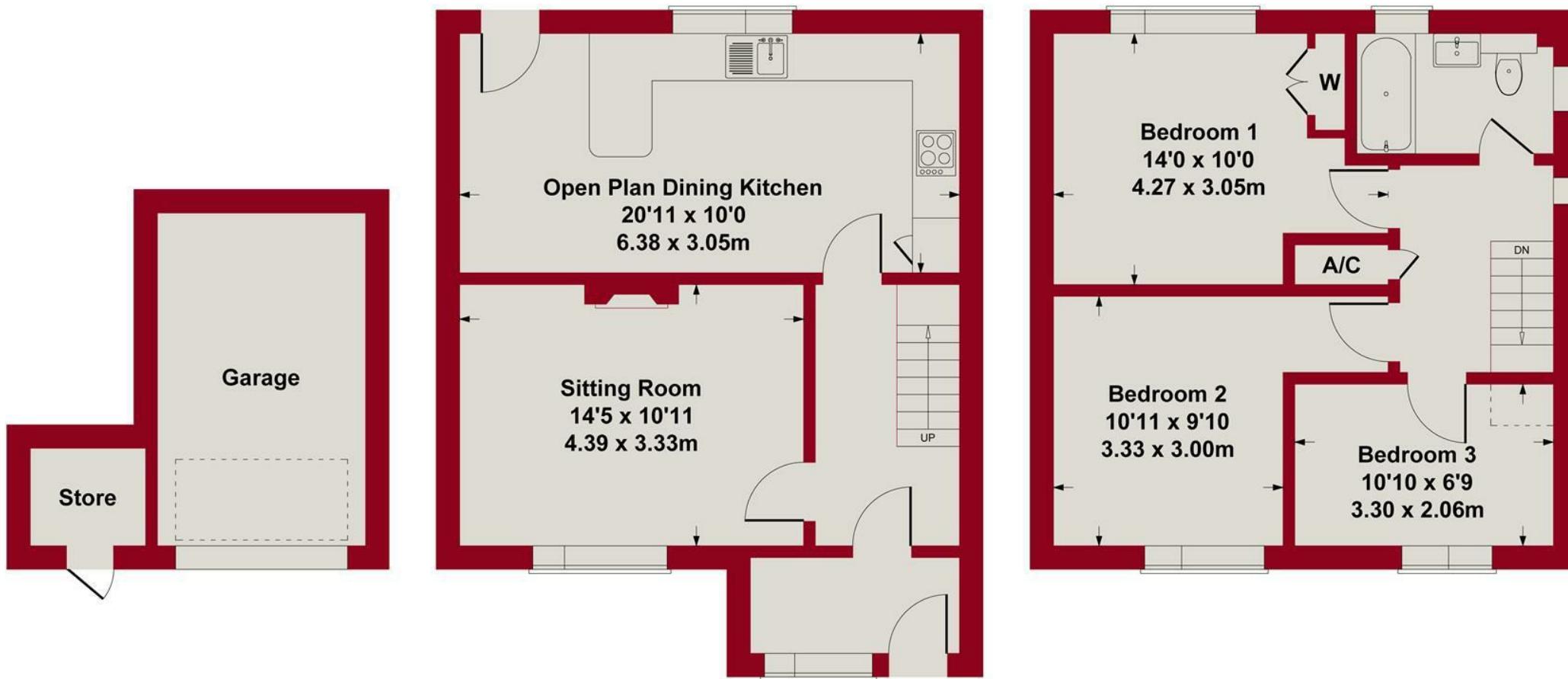
<https://www.gov.uk/search-register-planning-decisions>











GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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