



16 Pygall Avenue,
Gotham, NG11 0JW

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This extended detached chalet bungalow has been renovated over the past twelve months, with works having included a refitted kitchen and bathroom, the installation of a new boiler and double glazing, and a new block paved driveway.

The property provides versatile accommodation arranged over two floors including; an entrance hallway, a lounge, a separate dining room (providing the potential for use as a third bedroom), a spacious breakfast kitchen/living area with a range of built in appliances and bi-fold doors opening to the garden, plus a utility room, and a bathroom on the ground floor, with two bedrooms, and a shower room on the first floor.

Benefiting from gas central heating, and double glazing, the property has a block paved driveway, a car port, and a single garage providing off road parking for a number of vehicles, plus an enclosed garden to the rear which houses a useful recently built room (currently used as an office).

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 is essential.

Guide Price £400,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has tiling to the floor, feature radiators, stairs rising to the first floor, an under stairs storage cupboard, and doors into the bathroom, the lounge, the dining room, and the breakfast kitchen/living area.

The recently refitted bathroom has a freestanding bath with a mixer tap over, a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, and tiling to the walls and floor.

The dining room (providing potential for use as a third bedroom) has a bay window to the front, coving, feature radiator, spot lighting, and wooden flooring.

The lounge also has a bay window to the front, a feature radiator and a further radiator, two ceiling light points, and an inset electric fire set beneath an inset television.

Extended, and recently fitted with a Wren kitchen, the breakfast kitchen/living area has a range of wall, drawer and base units, an inset sink and drainer unit with a mixer tap over. a built in larder with drinks storage, space for a fridge/freezer, space for a drinks fridge, plus built in appliances including; an AEG dishwasher, two ovens (one with a warming drawer & one as a microwave), and a five ring NEFF induction hob, with a NEFF extractor hood over. There is laminate flooring, a radiator, an air conditioning unit, a feature turret, a door into the utility room, and bi-fold doors opening to the garden.

The utility room has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a tumble dryer. There is LVT flooring, spot lighting, and a door opening out to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a radiator, and doors into two bedrooms, and the shower room.

Bedroom one has a window to the front, a ceiling light point, and storage cupboards into the eaves.

The shower room has a shower cubicle, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is Velux window, and a heated towel rail.

Completing the accommodation, bedroom two has a window to the rear, a ceiling light point, and storage into the eaves.

OUTSIDE

The recently laid block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the entrance door, the CAR PORT and the SINGLE GARAGE (with an up and over door, and a pedestrian door to the garden).

The rear garden includes two patio seating areas, a lawned area, and raised borders. Fully enclosed, the garden houses a newly built room, currently used as an office (with heating, and double glazed windows).

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,612.03.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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