



Goose Gate,  
Cotgrave, Nottingham  
NG12 3TT

**£485,000 - £500,000**  
**Freehold**





**\*\* UNIQUE OPPORTUNITY \*\* \*\* MODERNISED THROUGHOUT \*\* POTENTIAL TO EXTEND\*\***

Robert Ellis Estate Agents are delighted to offer to the market this OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME situated on a gated cul de sac in the heart of Cotgrave, Nottingham.

The home has undergone full renovation by the current owner with further extension plans in place. To see these plans, please speak directly with the office.

You are greeted by electric gates opening onto the block paved driveway for at least 2 cars. The home offers an integral garage also. Upon entry, you are lead into the hallway which offers access to the boot room, office, downstairs WC, open plan kitchen diner with fitted kitchen featuring a granite work top. Off the kitchen diner is the lounge and utility room. The dining area hosts French doors opening onto the rear garden which has a block paved patio area, artificial grass, decked area, home bar and access to the home gym. The front of the home also has a side store.

Stairs lead to landing, first double bedroom with media wall, LED lighting and shower room en suite, second bedroom, third bedroom, fourth bedroom and family bathroom benefitting from a three piece suite.

A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this fantastic family home- Contact the office on 0115 648 5485 before it is too late!





### Hallway

18'0" x 6'1" approx (5.5m x 1.86m approx)

LVT flooring, UPVC double glazed window to the front, UPVC opaque composite door to the front, tall wall mounted radiator.

### Boot Rom

8'5" x 4'11" approx (2.57m x 1.52m approx)

LVT flooring, wall mounted radiator, UPVC double glazed window to the rear, panelled walls with coat hooks and seating under with storage for shoes.

### Office

11'4" x 5'2" approx (3.47m x 1.59m approx)

LVT flooring.

### Ground Floor w.c.

5'10" x 2'5" approx (1.78m x 0.74m approx)

Tiled flooring, partially tiled walls, opaque UPVC double glazed window to the front, wall mounted towel radiator, wall mounted wash hand basin with dual heat tap and low flush w.c.

### Kitchen Diner

24'10" x 9'1" approx (7.58m x 2.78m approx)

LVT flooring, fitted wall and base units, two built-in Neff ovens, Neff induction hob with extractor fan above, space for a fridge freezer, UPVC double glazed window to the side, UPVC door to the utility room, UPVC double glazed French doors to the rear garden, inset sink and drainer with dual heat tap set in a granite work surface and wall mounted radiator.

### Lounge

14'8" x 11'4" approx (4.48m x 3.47m approx)

LVT flooring, wall mounted radiator, UPVC double glazed window to the rear.

### Utility Room

9'8" x 5'4" approx (2.97m x 1.63m approx)

Tiled flooring, fitted wall and base units with space for a washing machine and dryer, stainless steel sink with dual heat tap, partially tiled walls, opaque UPVC double glazed door and opaque double glazed window to the rear garden.

### Gym

18'6" x 9'11" approx (5.66m x 3.04m approx)

Laminae flooring, UPVC double glazed windows and UPVC double glazed sliding door to the rear garden.

### First Floor Landing

17'1" x 7'0" approx (5.21m x 2.14m approx)

Carpeted flooring, UPVC double glazed window to the front and doors to:

### Bedroom 1

20'11" x 10'2" approx (6.39m x 3.12m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear, space for dressing area with spotlights and built-in media wall and lights to the ceiling.

### En-Suite

7'10" x 5'10" approx (2.39m x 1.79m approx)

Tiled flooring, fully tiled walls, walk-in double shower with waterfall shower head and hand held shower, wash hand basin with vanity cupboard under and dual heat tap, low flush w.c., wall mounted towel radiator, opaque UPVC double glazed window to the side.

### Bedroom 2

11'5" x 9'10" approx (3.48m x 3m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear.

### Bedroom 3

12'0" x 7'3" approx (3.66m x 2.22m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear.

### Bedroom 4

12'0" x 7'5" approx (3.67m x 2.27m approx)

Carpeted flooring, UPVC double glazed window to the front, wall mounted radiator.

### Bathroom

8'6" x 5'5" approx (2.61m x 1.67m approx)

Tiled flooring, fully tiled walls, P shaped bath with dual heat tap and waterfall shower head above and hand held shower, wash hand basin with vanity cupboard under and dual heat tap, low flush w.c., wall mounted towel radiator, opaque UPVC double glazed window to the front.

### Outside

To the front of the property there are electric gates feeding round to the block paved driveway with parking for 2/3 cars with access to the garage.

The rear garden has a block paved area leading onto an artificial lawn with a stepped decked area, the decking also has a pergola and outdoor bar.

### Bar

15'2" x 13'3" approx (4.63m x 4.05m approx)

Laminate flooring, panelled walls, built-in bar with storage behind, UPVC double glazed sliding doors to the rear garden with wooden frame windows.

### Side Store

13'2" x 5'6" approx (4.03m x 1.68m approx)

UPVC double glazed door, fitted base units, storage cupboard and UPVC double glazed door to the yard.

### Garage

18'2" x 10'8" approx (5.54m x 3.27m approx)

Electric door, wall and base units for storage and power points.

### Council Tax Band:-

Rushcliffe, Band D

### Total floor area

126 square metres

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.