

13 Maygreen Avenue, Cotgrave,
Nottinghamshire, NG12 3SH

£375,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Home
- Extended Accommodation
- 3 Bedrooms
- Ground Floor Cloak Room
- Off Road Parking
- Completed Around 2015 By Barratt Homes
- Ensuite & Main Bathroom
- 2 Reception Areas
- Spacious Open Plan Living/Dining Kitchen
- Garage Conversion

An excellent opportunity to purchase a detached, double fronted, contemporary home originally completed by Barratt Homes around 2015 and occupying a pleasant, relatively low maintenance, corner plot within this popular Hollygate Park development.

The property offers a versatile level of accommodation and has benefitted from the addition of an orangery to the westerly elevation providing a large, open plan, living/dining kitchen which is undoubtedly going to become the hub of the home. A further sitting room provides additional reception space, all leading off a generous central hallway with excellent storage and ground floor cloak room.

To the first floor there are three bedrooms, two of which are generous doubles. The well appointed principal suite is fitted with an excellent range of integrated furniture and ensuite facilities while the remaining bedrooms are serviced by a separate contemporary bathroom.

In addition the property benefits from UPVC double glazing, the majority of the windows having integrated shutters, gas central heating and relatively neutral decoration.

As well as the internal accommodation the property occupies a pleasant plot with a courtyard style walled garden ideal for those looking for relatively low maintenance living and the property benefits from off road parking. In addition the garage has been converted to create what is currently utilised as a home gym, but subject to consent could be used for a variety of purposes.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

COTGRAVE

Cotgrave has a wealth of amenities including a range of local shops, a leisure centre, doctors surgery and a new state of the art primary school catering for both infants and juniors and is conveniently located for access to the cities of Nottingham and Leicester.

A CANOPIED PORCH LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

L SHAPED ENTRANCE HALL

A well proportioned space having window to the front, useful under stairs storage cupboard, turning staircase rising to the first floor landing and, in turn, further doors leading to:

SITTING ROOM

13'6" x 11'3" (4.11m x 3.43m)
A pleasant reception having aspect to the side and useful under stairs storage cupboard.

GROUND FLOOR CLOAK ROOM

6'2" x 4'7" (1.88m x 1.40m)
A generous space large enough to accommodate cloaks hanging; having two piece suite comprising close coupled WC and pedestal washbasin; tiled splash backs and floor.

OPEN PLAN LIVING/DINING KITCHEN

22' max x 17'8" max in total (6.71m max x 5.38m max in total)
A well proportioned open plan space which has been extended to the side to create an initial contemporary kitchen area opening out into a living space large enough to accommodate both living and dining.

The kitchen is fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings and an L shaped configuration of laminate work surfaces with inset sink and drain unit; integrated appliances include four ring gas hob, Zanussi oven, fridge freezer, dishwasher and washing machine; gas boiler concealed behind kitchen door front; a central island unit with oak preparation surface provides a breakfast bar for informal dining or additional working space; tiled floor, window to the front and contemporary column radiator.

The kitchen area opens out into a reception space large enough to accommodate both living and dining; having central double glazed sky lantern, windows to two elevations and French doors leading out into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having built in airing cupboard which also houses the hot water system and further doors leading to:

BEDROOM 1

15'10" (plus 2' for wardrobes) x 10'2" max (4.83m (plus 0.61m for wardrobes) x 3.10m max)
A well proportioned L shaped double bedroom having a dual aspect with windows to the front and side, built in full height wardrobes and further door leading to:

ENSUITE SHOWER ROOM

7'4" x 4'7" (2.24m x 1.40m)
Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin and chrome mixer tap; tiled splash backs and contemporary towel radiator.

BEDROOM 2

10'2" x 10'6" (3.10m x 3.20m)
Again a double bedroom having a dual aspect with windows to the front and side, built in wardrobes and access to loft space above.

BEDROOM 3
9'7" max x 6'11" (2.92m max x 2.11m)
Currently utilised as a nursery but makes a further single bedroom or first floor office; having built in wardrobe and window to the side.

BATHROOM
6' x 7' (1.83m x 2.13m)
Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs, contemporary towel radiator and window to the front.

EXTERIOR
The property occupies a pleasant position close to the entrance to this established development, occupying a corner plot with relatively low maintenance gardens.

The the front is a hedged frontage with central pathway leading to the front door as well as a courtesy gate giving access into a mainly walled, courtyard style, rear garden paved to provide a pleasant seating area which links back into the reception area of the kitchen. This in turn, by way of a courtesy door, gives access into what is a converted garage. To the west side of the property is a driveway which provides off road car standing.

FORMER GARAGE
19'5" x 10'2" (5.92m x 3.10m)
Currently providing a useful home gym but could be utilised for a variety of purposes subject to necessary consents.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).
The communal areas of the development are managed by "Encore Estate Management". The current annual service charge at time of instruction (September 2026) is approximately £188.51.

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#

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



















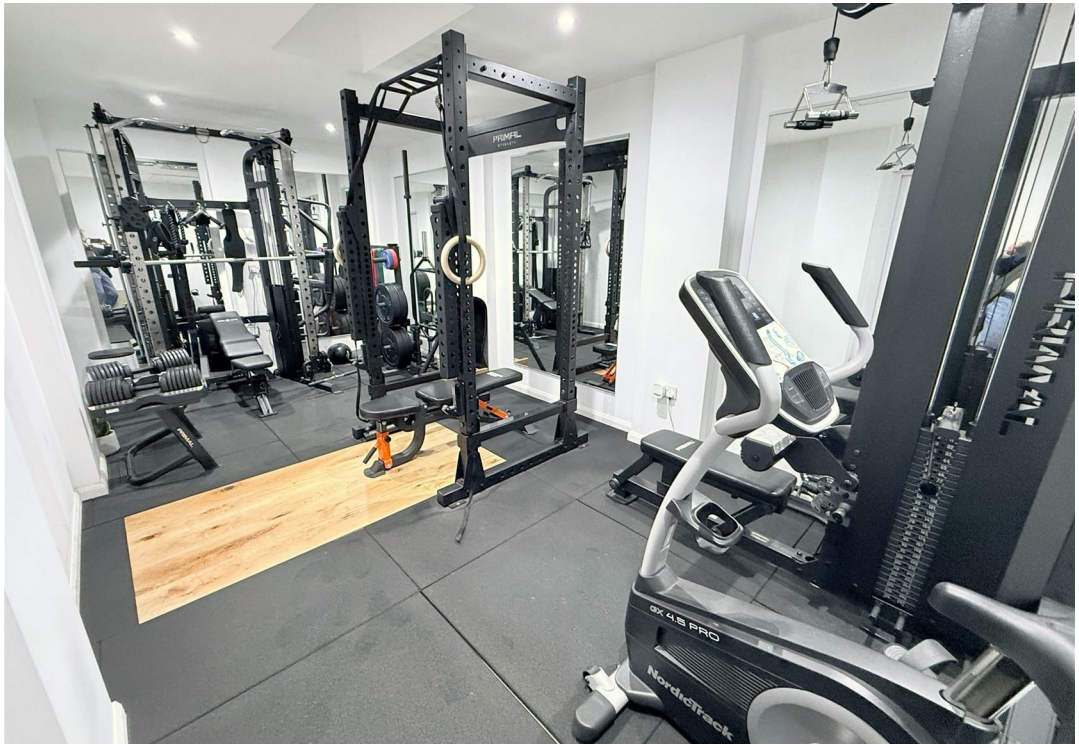







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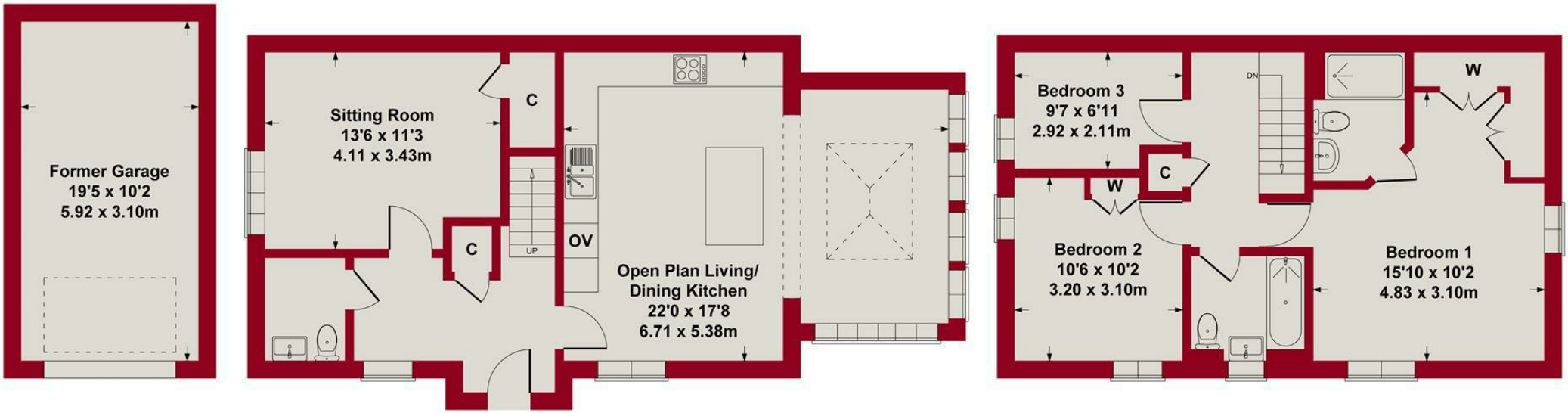












GARAGE **GROUND FLOOR** **FIRST FLOOR**

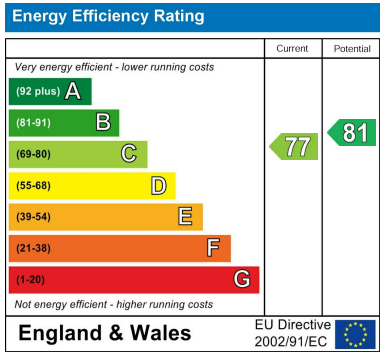
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

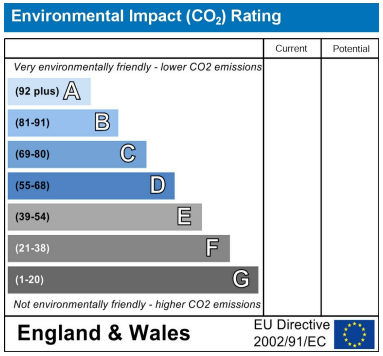
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Property Ombudsman

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