

Benjamins

Because property is personal

£525,000

Willoughby, Cotgrave Road





## WILLOUGHBY, COTGRAVE ROAD

Benjamins are delighted to offer for sale this extremely spacious three-bedroom detached bungalow. Located in the popular village of Normanton-On-The-Wolds the property occupies an exceptionally large plot and is presented in excellent order throughout.

The accommodation comprises; porch, hall, lounge, breakfast kitchen, utility, inner hallway, three bedrooms, conservatory, bathroom and en-suite to master bedroom. Externally, there is parking for several vehicles to the driveway with access to the tandem garage and private secluded landscaped gardens.

Priced competitively with scope for further development through acquired planning permission this provides a perfect opportunity for the growing family and investor.







- Three Bedroom Detached Bungalow
- Extensive Rear Gardens
- Excellent Development Opportunity
- Modern Fitted kitchen
- Conservatory
- Large Driveway
- Double Glazing Throughout
- Gas Central Heating

**3 Bedrooms / 2 Bathrooms / 2 Receptions**

**£525,000**

## Summary

### Entrance Porch

With double glazed windows and double doors, tiled flooring and ceiling light point.

### Entrance Hall

With spotlights to the ceiling, carpet, radiator, coving to ceiling, doors lead to lounge, kitchen, bedroom two.

### Living Room 4.57m (15' 0") x 6.68m (21' 11")

With a double glazed bay window to the front elevation, double glazed patio doors to the rear garden, television point, coal effect gas fireplace, two ceiling light points, double glazed window to the side elevation, two radiators.

### Kitchen 3.81m (12' 6") x 3.21m (10' 6")

Fitted with a range of wall and base units with oak doors and rolled edge work surfaces with inset sink and drainer unit, radiator, ceiling light point, coving to ceiling. Splashback tiling to the walls, built-in Siemens double oven and hob with extractor hood over, laminate flooring, integrated Siemens fridge and Bosch dishwasher. Window to rear of the property and double-glazed door leading to the conservatory.

### Conservatory 3.81m (12' 6") x 3.51m (11' 6")

Laminate flooring, radiator, ceiling light and fan, pitched double glazed 'self-cleaning Active Blue' glass roof, double glazed windows to front and sides and double doors leading to the rear garden.

### Inner hall

Doors leading to bathroom, bedroom three, store cupboard, utility, master bedroom and loft hatch with boarded loft which contains Glowworm Combi Central Heating boiler.

### Bedroom One 3.60m (11' 10") x 4.19m (13' 9")

Providing access to the en-suite and there is a double glazed window to the rear elevation of the property, range of fitted wardrobes, built in store cupboard, radiator, carpet, coving, ceiling light point.





**En-Suite 2.71m (8' 11") x 1.69m (5' 7")**

Wet room with fully tiled walls, underfloor heating and glass screen for shower area with shower over. Floating wash hand basin, low flush WC, obscure double-glazed window to the front elevation, chrome heated towel rail, ceiling lights, shaver point and mirrors.

**Bedroom Two 3.79m (12' 5") x 4.61m (15' 1")**

With a double-glazed bay window to the front elevation, built-in range of wardrobes, radiator, carpet, coving, ceiling light point.

**Utility 1.52m (5' 0") x 2.01m (6' 7")**

With an obscure double-glazed window to the rear of the property, radiator, plumbing for washing machine and dryer, tiled floor, heated chrome towel rail, ceiling light point, coving to ceiling.

**Bedroom Three 3.79m (12' 5") x 3.05m (10' 0")**

With double glazed window to the side elevation, fitted sliding wardrobes, radiator, coving ceiling light point, laminate flooring.

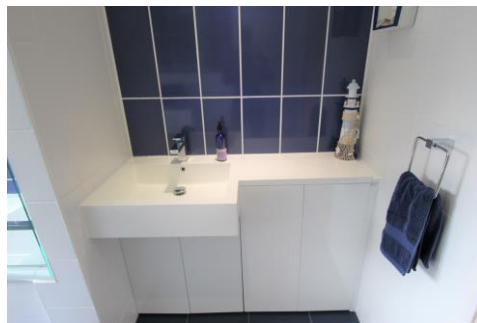
**Family Bathroom 1.96m (6' 5") x 3.21m (10' 6")**

The family bathroom comprises of a panelled bath with electric shower over, shower screen, low flush w/c, vanity wash hand basin with storage underneath, radiator, obscure double glazed window to the rear elevation, heated tiled floor, fully tiled walls with large mirror and LED lighting.

**Outside**

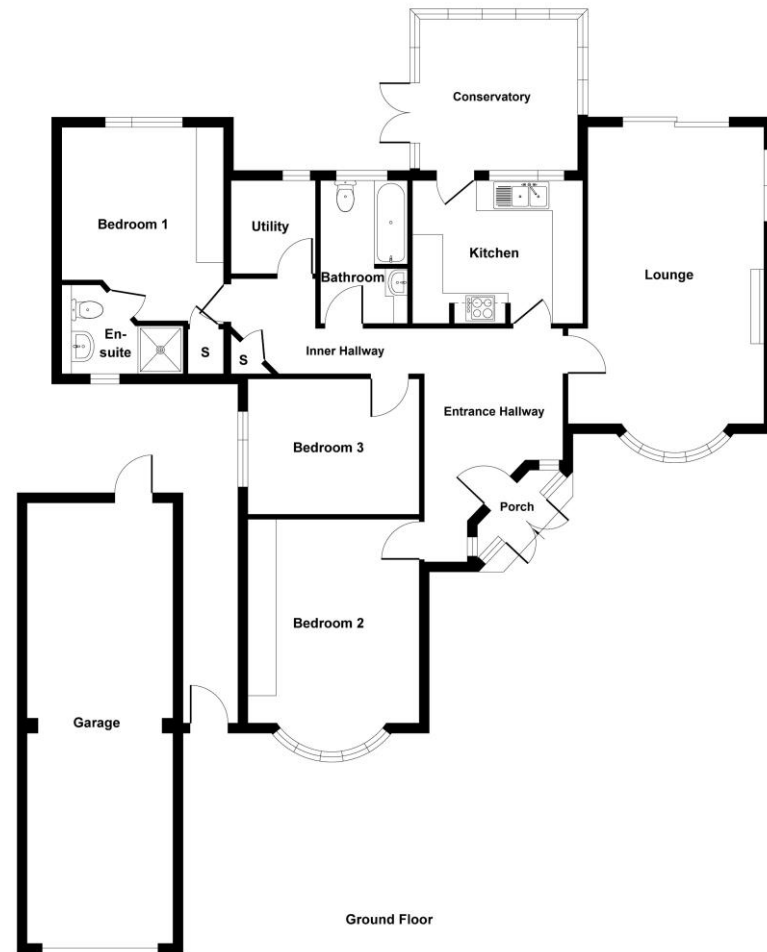
The property occupies an exceptionally large plot and is surrounded by gardens which have been professionally landscaped and manicured. The property is approached via a large driveway providing space for several cars and gives access to the double (tandem) garage. The brick-built garage measures 33' 6" x 10' 10" with an electric up and over door, light and power and a rear door giving access to the rear garden. The rear garden has a mature lawn with sweeping well stocked borders, mature apple trees and a large patio area. There is also a green house, two sheds, raised vegetable beds, two water butts, outside lights and outside taps and electric point. The front garden is mainly laid to lawn with mature trees, shrubs and borders. There are outside lights and an outside electric point.





## Willoughby, Normanton-On-The-Wolds

### Floorplan



Produced by Elements Property

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