



Cotgrave Road, Plumtree
Nottingham

28 Cotgrave Road
Plumtree
Nottinghamshire
NG12 5NX

This is a welcoming home, with equine potential, that is full of modern features including a high quality contemporary Family Bathroom, under floor heating in the Kitchen/Family Room as well as chilled filtered water & filtered boiling water on tap.

Key Points

- 4.1 Acres
- Paddock Area
- Four Car Garage
- Tennis Court
- Orchard
- Pond
- Fantastic Kitchen/Family Room
- Home Office
- Five Bedrooms

A large and versatile family home located in the small village of Plumtree, 5 miles (8km) south-east of Nottingham. The village has a population of around 230, an independent primary school, a well rated pub, an award winning restaurant and an excellent cricket club. Country walks are on the doorstep and the Duchy of Cornwall owns some of the local farmland.

The property is approached via a gravelled driveway with ample parking. Opposite is a beautiful rural aspect that highlights the greenbelt setting of this home.

The **Entrance Porch** leads through to a light and airy **Reception Hall** with high grade oak finished flooring that flows through most of the downstairs. The stunning **Kitchen/Family Room** fully utilises the views of the garden and has a modern family living feel. The **Kitchen** is full of high quality goods including a Corian work surface, breakfast bar island and integrated appliances, as well as a filtered water tap that provides chilled and boiling water on demand. There is also space for dining and sitting in this remarkable **Kitchen/Family Room**. With under floor heating and Porcelanosa tiles plus two sets of French doors open onto the outside raised terraced area, this room is the heart of the house in summer and winter alike.

The **Playroom** has excellent storage and provides a wonderful space for a large fish tank or piano. On a more formal basis there is a separate **Dining Room** and separate **Sitting Room** with a living flame gas fire. French doors from the **Sitting Room** to the terraced area make this house an excellent home for entertaining.

Further rooms downstairs offer versatile accommodation and include a **Study/Bedroom**, **Utility Room**, **Cloakroom** and a wonderful **Studio/Home Office which** has its own garden

access, windows to all sides as well as two skylights giving it great potential as an artist's studio, hobby room, home office or additional bedroom.

Upstairs there is plenty of storage off the landing as well as a stunning **Family Bathroom** which has a large Porcelanosa tile, a free standing bath, a double shower and his & her sinks.

The **Master Suite** encompasses of a **Dressing Area** and a luxury **En Suite**. With dual aspect windows you are spoilt for views, the front over looks open countryside whilst the back over looks the gardens and tennis court with Tollerton Wood beyond.

The smallest **Bedroom** is a good sized double with a lovely bay window whilst the other two **Bedrooms** could easier accommodate their own en suites. The large rear **Bedroom** would also lend itself to being split into two if required, giving five, upstairs, double bedrooms.

Outside the driveway extends down the side of the house leading to a four car **Garage** with two remote control doors. Attached to the **Garage** is a brick **Workshop** which could be used as secure tack room.

The **Gardens** are well stocked with a variety of trees, shrubs, hedgerows and beautiful roses. A flagstone terraced entertainment area steps down to the large lawn which includes a pond and leads to a hard surface **Tennis Court** beyond which is a vegetable plot and greenhouse. An orchard of apple, damson and plum trees, under planted with a profusion of daffodils takes you through to a level Paddock area, this in turn borders Tollerton Wood. The **Paddock** can be accessed separately via a short gallop giving potential for this to be rented with no interference to the house and gardens.

The total plot covers an area of approximately four acres.





Energy Performance Certificate



28, Cotgrave Road, Plumtree, NOTTINGHAM, NG12 5NX

Dwelling type: Detached house
Date of assessment: 11 March 2013
Date of certificate: 13 March 2013
Reference number: 9098-8061-7267-0667-0944
Type of assessment: RdSAP, existing dwelling
Total floor area: 288 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

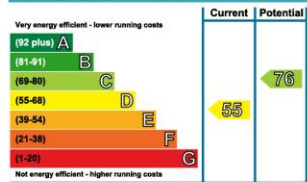
Estimated energy costs of dwelling for 3 years:	£ 7,545
Over 3 years you could save	£ 2,610

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 552 over 3 years	£ 303 over 3 years	
Heating	£ 6,582 over 3 years	£ 4,275 over 3 years	
Hot Water	£ 411 over 3 years	£ 357 over 3 years	
Totals	£ 7,545	£ 4,935	You could save £ 2,610 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

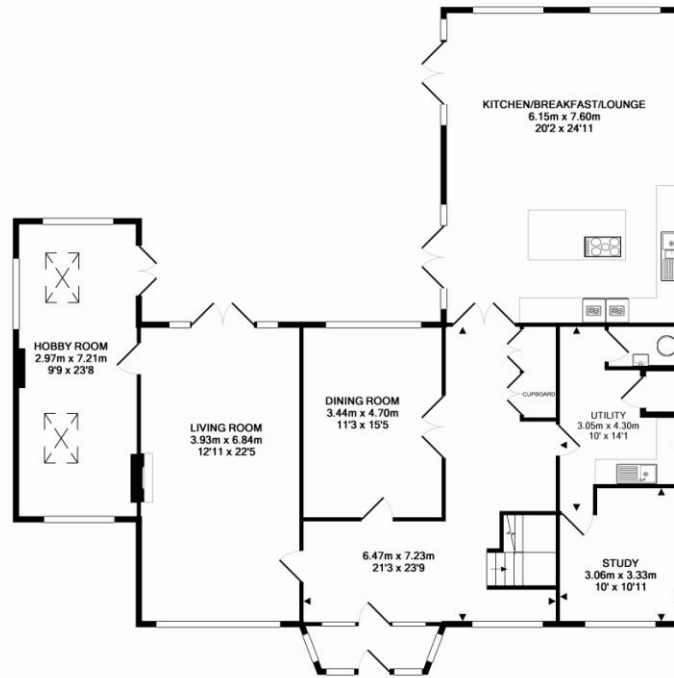
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

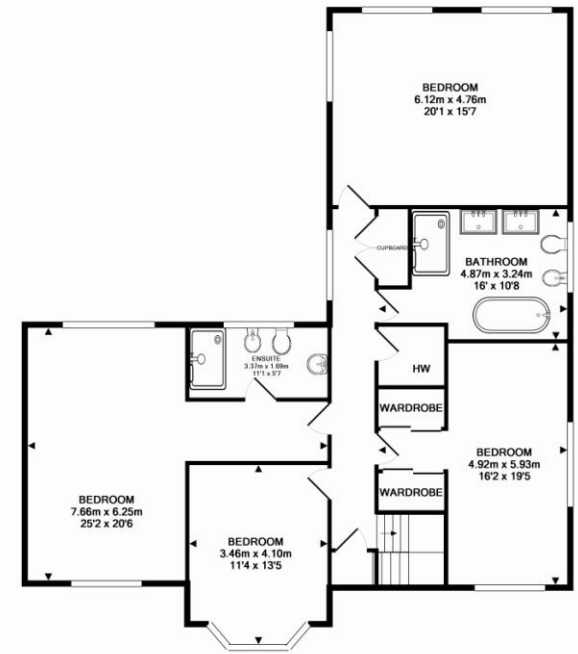
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 135	✓
2 Cavity wall insulation	£500 - £1,500	£ 582	✓
3 Floor insulation	£800 - £1,200	£ 450	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR
APPROX. FLOOR
AREA 162.9 SQ.M.
(1753 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 131.7 SQ.M.
(1418 SQ.FT.)

TOTAL APPROX. FLOOR AREA 294.6 SQ.M. (3171 SQ.FT.)

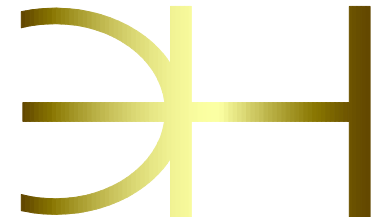
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