



21 Maygreen Avenue
Cotgrave, Nottingham, Nottinghamshire, NG12 3SH

£395,000

4 Bedroom Semi-Detached House

- Freehold
- Modern four-bedroom semi-detached home over three floors.
- Welcoming entrance hall with downstairs W/C.
- Stylish open-plan lounge/kitchen/diner with bi-fold doors and skylight.
- Newly fitted kitchen with modern appliances.
- Converted garage used as a gym with French doors to rear garden.
- First floor is two bedrooms plus family bathroom.
- Top floor is two double bedrooms including main bedroom with en suite.
- Bright, spacious layout ideal for modern family living.
- Private rear garden accessible from bi-fold and French doors.
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 21 Maygreen Avenue, Cotgrave, Nottingham, Nottinghamshire, NG12 3SH](#)



Overview

This impressive four-bedroom semi-detached home is beautifully presented throughout and offers spacious, contemporary living across three floors which is perfect for growing families or those seeking flexible modern living. Situated in the popular and well connected village of Cotgrave, this property combines stylish interiors with a desirable location close to local amenities, schools and countryside walks.

The ground floor welcomes you with a bright entrance hall leading to a convenient downstairs WC. The highlight of the home is undoubtedly the stunning extended open-plan lounge, kitchen and dining area, thoughtfully designed to provide a wonderful sense of light and space. A striking skylight and full width bi-fold doors flood the room with natural light, seamlessly blending indoor and outdoor living. This fantastic social space opens onto the private rear garden, making it ideal for family life and entertaining throughout the seasons. The newly fitted kitchen features modern units, integrated appliances and ample workspace, ensuring both practicality and style.

The former garage has been cleverly converted and is currently used as a home gym/lounge, complete with French door access into the garden—offering flexibility for use as an office, playroom or studio to suit your lifestyle.



On the first floor, you'll find a generous double bedroom, a well-proportioned single bedroom and a contemporary family bathroom. The top floor hosts two further double bedrooms, including a spacious main bedroom with a stylish en suite shower room, providing a peaceful retreat from the rest of the home.

Outside, the property benefits from an enclosed rear garden with both bi-fold and French door access, perfect for outdoor dining or relaxing in the warmer months. There is also off-road parking to the front for two large vehicles.

Located within the sought-after village of Cotgrave, residents enjoy the best of both worlds, a friendly community atmosphere with easy access to Nottingham city centre. Cotgrave offers a range of local amenities including shops, cafés, schools, a leisure centre, and the popular Cotgrave Country Park, ideal for walking, cycling and family outings. Excellent transport links make commuting simple, with nearby routes connecting easily to West Bridgford, the A46, and A52.

With its stunning open-plan living space, flexible layout and desirable location, this property is a wonderful opportunity to enjoy stylish modern living in one of Nottinghamshire's most popular villages.





Maygreen Avenue, Cotgrave, Nottingham, NG12

Approximate Area = 1543 sq ft / 143.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1380290



Location



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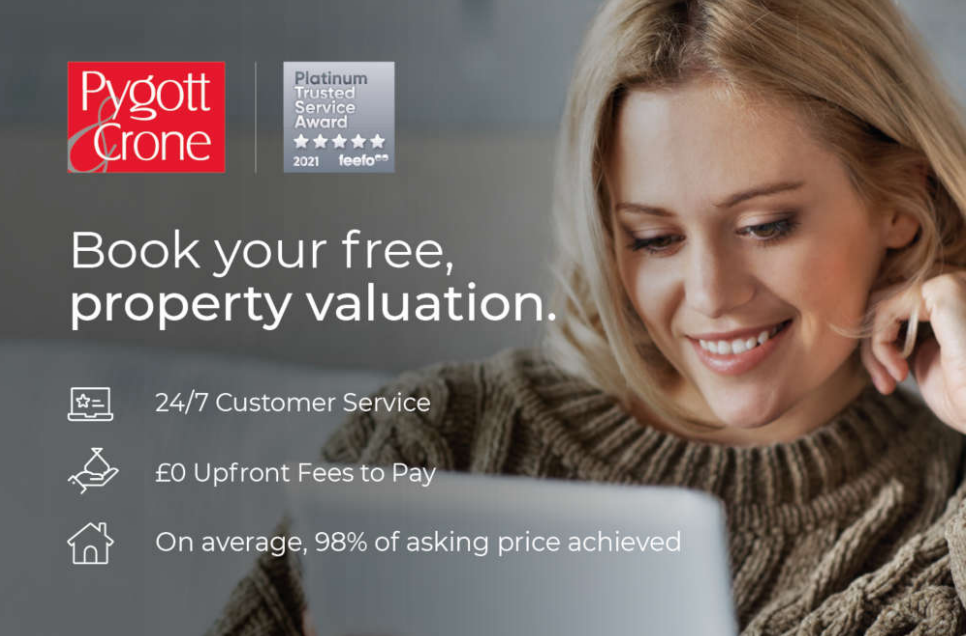
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