



5 Walnut Grove,  
Nottingham, NG12 3AU

TJ  
THOMAS  
JAMES

# 5 Walnut Grove, Nottingham, NG12 3AU

This stunning extended detached family home has been fitted and finished to a high standard throughout, and provides spacious and versatile accommodation arranged over three floors, that will perfectly suit the needs of a busy family.

The well presented accommodation includes an entrance hall, a large living room, a separate dining room, a breakfast kitchen opening to the orangery/family room with a feature glass lantern ceiling, plus a utility room and a cloakroom/wc on the ground floor, three double bedrooms (two en-suite), and the family bathroom on the first floor, and two further double bedrooms on the second floor.

Benefiting from gas central heating, HIVE heating controls, double glazing, and a security alarm, the property also has a range of integrated appliances to both the breakfast kitchen and the utility room.

There is a privately enclosed, and well maintained garden to the rear of the property, ideal for entertaining, a further garden to the front, plus a block paved driveway and double garage providing off road parking for a number of vehicles.

The property enjoys a prestigious cul-de-sac location, in the heart of the popular village of Cotgrave.

Viewing is essential to fully appreciate this fabulous home.

£675,000



## Directions

Walnut Grove can be located off Candleby Lane, Cotgrave.

## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

Opening to the:-

### Entrance Hall

Laminate flooring (with carpet over), ceiling spot lights, radiator, stairs off to the first floor, doors into the living room, the breakfast kitchen, and the ground floor cloakroom/wc, two sets of double doors opening to the:-

### Dining Room

Wood framed double glazed windows to the front and side elevations, both with made to measure wooden blinds, laminate flooring, radiator, ceiling light point.

### Ground Floor Cloakroom/WC

Fully tiled and fitted with a low flush wc, and a square wash hand basin with a vanity cupboard beneath.

Opaque UPVC double glazed window to the front elevation, radiator, ceiling light point.

### Living Room

Wood framed double glazed window to the front elevation with made to measure wooden blinds, feature log burner set in a brick surround, two ceiling light points, two radiators, glass panelled doors opening to the family room/orangery.

### Extended Breakfast Kitchen

Fitted with a range of (Palmer's hand painted) soft close and handleless wall, drawer and base units, incorporating curved corner units in grey matt finish, under cabinet lighting, quartz work surfaces and matching quartz upstands, sunken sink with a mixer tap, waste disposal unit and a quartz drainer, integrated dishwasher, SMEG Rangemaster cooker, space for an American style fridge/freezer.

Central island with base units in aubergine with a feature light over, and power point, vertical radiator, tiled flooring with under floor heating, walk in PANTRY store cupboard, UPVC double glazed window to the rear elevation, door to the utility room, open plan to the:-

## Orangery/Family Room

Feature glass lantern ceiling, ceiling spot lights, tiled flooring with under floor heating, aluminum bi-fold doors opening to the rear garden.

## Utility Room

Fitted with a range of (Palmer's hand painted) soft close and handleless wall, drawer and base units, in grey matt finish, quartz work surfaces, sink and drainer unit with a mixer tap over, space and plumbing for a washing machine.

Wall mounted central heating boiler housed in a cabinet, consumer unit, radiator, ceiling spot lights, tiled flooring, UPVC door opening to the side.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Wood framed double glazed window to the rear elevation with made to measure wooden blind, radiator, ceiling light point, airing cupboard housing the hot water cylinder, stairs off to the second floor, doors into three bedrooms and the family bathroom.

### Family Bathroom

Fitted with a contemporary suite in white comprising a bath with a tiled surround, waterfall tap and lighting over, a separate shower enclosure with a mains fed shower, a wash hand basin with vanity drawers beneath, and a low flush wc.

Opaque wood framed double glazed window to the rear elevation with made to measure blind, ceiling spot lights, shaver point, tiled flooring, heated towel rail, extractor fan.

### Master Bedroom

Feature UPVC double glazed arched window to the rear elevation, ceiling light point, radiator, vaulted ceiling, television aerial connection point, door to the:-

### En-Suite Wet Room

Fully tiled and fitted with a panelled bath, a low flush wc, a wash hand basin, and a shower with separate rainfall and hand held shower heads.

Opaque wood framed double glazed window to the side elevation, shaver point, ceiling spot lights, heated towel rail, extractor fan.





### Bedroom Two

Wood framed double glazed window to the front elevation, ceiling light point, radiator, fitted wardrobes, door to the:-

### En-Suite Shower Room

Fully tiled and fitted with a vanity unit incorporating the wash hand basin and the concealed flush wc, and shower enclosure with a mains fed shower.

Opaque wood framed double glazed window to the front elevation, shaver point, ceiling light point, heated towel rail, extractor fan.

### Bedroom Three

Wood framed double glazed window to the front elevation, radiator, ceiling light point, fitted wardrobes, access to:-

### Walk In Store Room

Opaque wood framed double glazed window to the front elevation, ceiling light point, and plumbing for an en-suite shower room.

## SECOND FLOOR ACCOMMODATION

### Second Floor Landing

Velux window to the rear pitch, fitted shelving unit, ceiling light point, doors into two bedrooms.

### Bedroom Four/Office

UPVC double glazed window to the front elevation with views over the village, two Velux windows to the rear pitch, ceiling light point, radiator.

### Bedroom Five

UPVC double glazed window to the front elevation with views over the village, Velux window to the rear pitch, ceiling light point, radiator, eaves storage space.

### OUTSIDE

A the front of the property there is a pathway leading to the entrance door, with shrub beds to both sides.

Timber double gates at the side of the property give access to the double width block paved driveway which provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE.

### OUTSIDE (Cont'd)

With a walled boundary, the driveway also has external lighting, gives access to a log store, and has a timber gate leading to the rear garden.

An ideal space for entertaining, the rear garden has been attractively landscaped and includes a patio seating area, a shaped lawn, and shrub beds. Privately enclosed with walled and fenced boundaries, the garden also has external lighting, a pizza oven, a hot tub area with hard standing, and a power point (the existing hot tub may be available by separate negotiation), and a storage shed.

### Double Garage

With two electric up and over doors, eaves storage, power and lighting connected.

### Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,376.39.

### Cotgrave

The popular south Nottinghamshire village of Cotgrave, boasts an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course.

There are excellent transport links and main road routes to Nottingham and Leicester.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



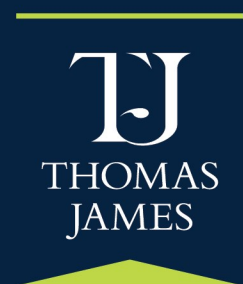
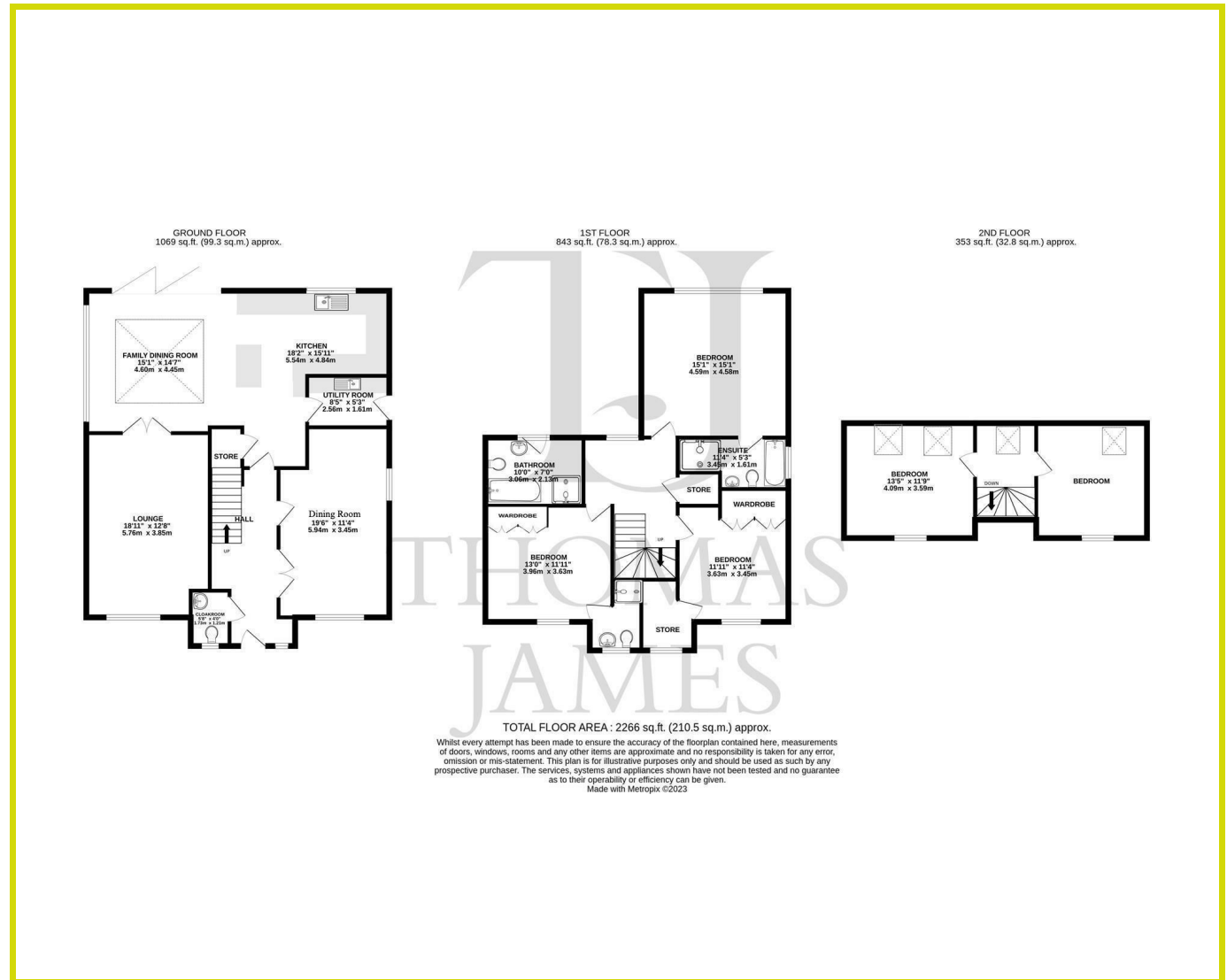
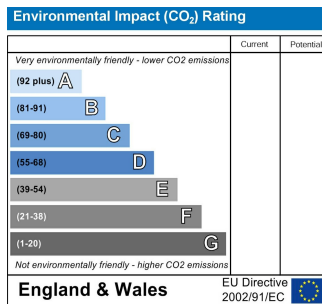
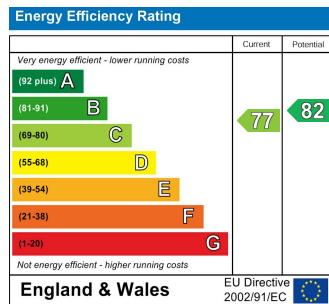


## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents  
Corner Cottage, 4 Bingham Road  
Cotgrave, NG12 3JR

Tel: 0115 989 9757  
Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

Selected as the Best  
Independent Agent by the  
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

