



24 Risegate,
Cotgrave, NG12 3JF

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this spacious detached family home to the market.

The property provides well presented accommodation arranged over two floors including an entrance porch, an entrance hall, a living room opening to a dining/family room, a study, a breakfast kitchen, a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (master with an en-suite shower room), and the four piece family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has well maintained mature gardens to the front, the rear, and both sides, plus a driveway and double garage providing off road parking for a number of vehicles.

Situated in the heart of the south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre, 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.

Early viewing is highly recommended to appreciate the standard of accommodation on offer!

£575,000





ACCOMMODATION

The wooden entrance door opens to the entrance porch. The entrance porch has tiled flooring, and a wood and glass panelled entrance door opening into the entrance hall. From the entrance hall, there are stairs rising to the first floor, and doors opening to the study, the living room, the breakfast kitchen and the cloakroom/wc.

The breakfast kitchen is fitted with a range of high quality wood wall, drawer and base units, granite work surfaces and complementary tiled splash backs. There is a Belling range style cooker set in an exposed brick alcove, and integrated appliances including a microwave, a dishwasher, and an under counter fridge. Overlooking the garden, the kitchen has beams to the ceiling, and doors into the dining/family room, and the utility room. The useful utility room has base and wall units, a sink unit, space and plumbing for a washing machine, space for a dryer, and a door opening out to the garden.

The dining/family room has sliding patio doors opening to the gardens at the side, and double doors into the living room, which has a feature log burner set into an exposed brick chimney breast, and windows to the front and side. The ground floor accommodation is completed by the study.

On reaching the first floor, the landing has a loft access hatch, and doors into all four double bedrooms (master with built in Oak wardrobes, and an en-suite shower room with a double walk in shower enclosure, and the fourth bedroom also with fitted wardrobes), plus the four piece family bathroom. The bathroom is fitted with a double walk in shower enclosure, a bath, and a vanity unit incorporating a concealed flush wc, and the wash hand basin, and also houses the Alpha boiler.

OUTSIDE

The large driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the entrance door, and the DOUBLE GARAGE (with two up and over doors, power and lighting connected, eaves storage, a work bench and storage units, a window to the side, and a pedestrian door opening to the rear).

There are lawned garden areas to both sides of the driveway, with established trees and shrubs, and gated access to the rear garden.

The rear garden includes a shaped lawn, well stocked flower beds, mature shrubs and established trees, and a number of patio seating areas. With hedged and fenced boundaries, the garden has external lighting, an external tap, and there is hard standing for a summer house.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount payable 2023/2024 £3,376.39.

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.

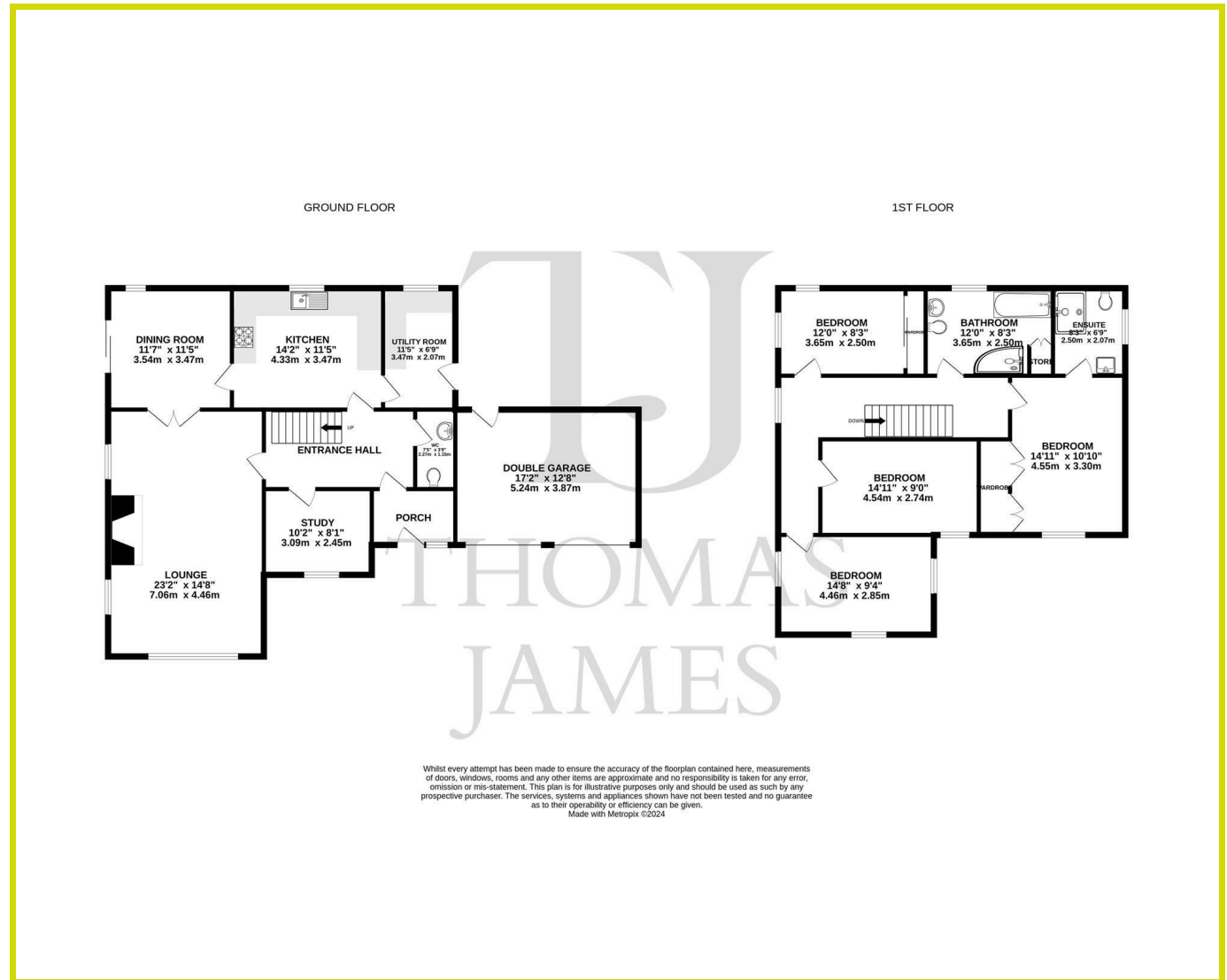
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MONEY LAUNDERING

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	



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