



8 Poppy Close,  
Cotgrave, NG12 3UH

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

The property provides beautifully well presented accommodation arranged over three floors including: a welcoming entrance hall, a dining room, a dual aspect living room, a contemporary breakfast kitchen, a utility room, and a cloakroom/wc on the ground floor, the master bedroom (with a dressing area and en-suite shower room), two further double bedrooms, and the family bathroom on the first floor, plus two bedrooms, and a shower room on the second floor.

Benefiting from gas central heating, UPVC double glazing, a full alarm system, and the remaining two years of the original NHBC warranty. The property has a south facing landscaped garden to the rear, a further garden to the front, plus a large driveway and double garage at the side providing off road parking for multiple vehicles.

Situated in a cul-de-sac position, on the popular David Wilson Homes Hollygate Park development, the property is close to Cotgrave country park, and has easy access to the excellent facilities in the village of Cotgrave including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

**Guide Price £550,000**





#### ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there are doors into the living room, the dining room, and the breakfast kitchen.

The bright dual aspect living room has bay windows (with made-to-measure shutters) to the front, and French doors opening to the rear garden. The separate dining room (used currently as an office) also has a bay window (with made-to-measure shutters) to the front.

Fitted with a range of high gloss wall, drawer and base units in white, and a central island with granite work surfaces, the breakfast kitchen has integrated appliances including a dishwasher, an under counter fridge, a double oven, and a six ring gas hob. There is granite tiling to the floor, Velux windows (with remote controlled blinds), a window to the rear, a door to the utility room, and French doors opening to the rear garden.

The utility room has a continuation of the wall and base units, a sink and drainer unit, and space for a dryer. The wall mounted Ideal Logic boiler is housed here, there is a door to the cloakroom/wc (which is fitted with low level flush WC, an attractive vanity unit incorporating the wash hand basin and has plumbing for a washing machine), and a composite door opening to the driveway.

On reaching the first floor, the landing has a shelved airing cupboard (housing the hot water cylinder), stairs rising to the second floor, and doors into two double bedrooms (one with fitted wardrobes), the fitted family bathroom, and the dual aspect master bedroom, which has a dressing area with fitted wardrobes, plus an en-suite shower room.

There are two further bedrooms on the second floor (one with a floor to ceiling Velux window overlooking the rear), and a fitted shower room.

#### OUTSIDE

To the front of the property, there are attractive shrub beds, and a pathway to the entrance door.

At the side of the property, the double tandem style driveway provides off road parking for up to four vehicles, and gives access in turn to the DOUBLE GARAGE (with two electric up and over doors, power and lighting connected, and eaves storage).

The landscaped rear garden is south facing and includes, a large patio seating area, a shaped lawn, shrub beds, raised beds, and a seating area with a timber pergola over. With walled and fenced boundaries, the garden has an external tap, an external light, and a useful bin storage area.

#### Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £170.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents

#### Council Tax Band

Council Tax Band F, Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,526.15.

#### 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.

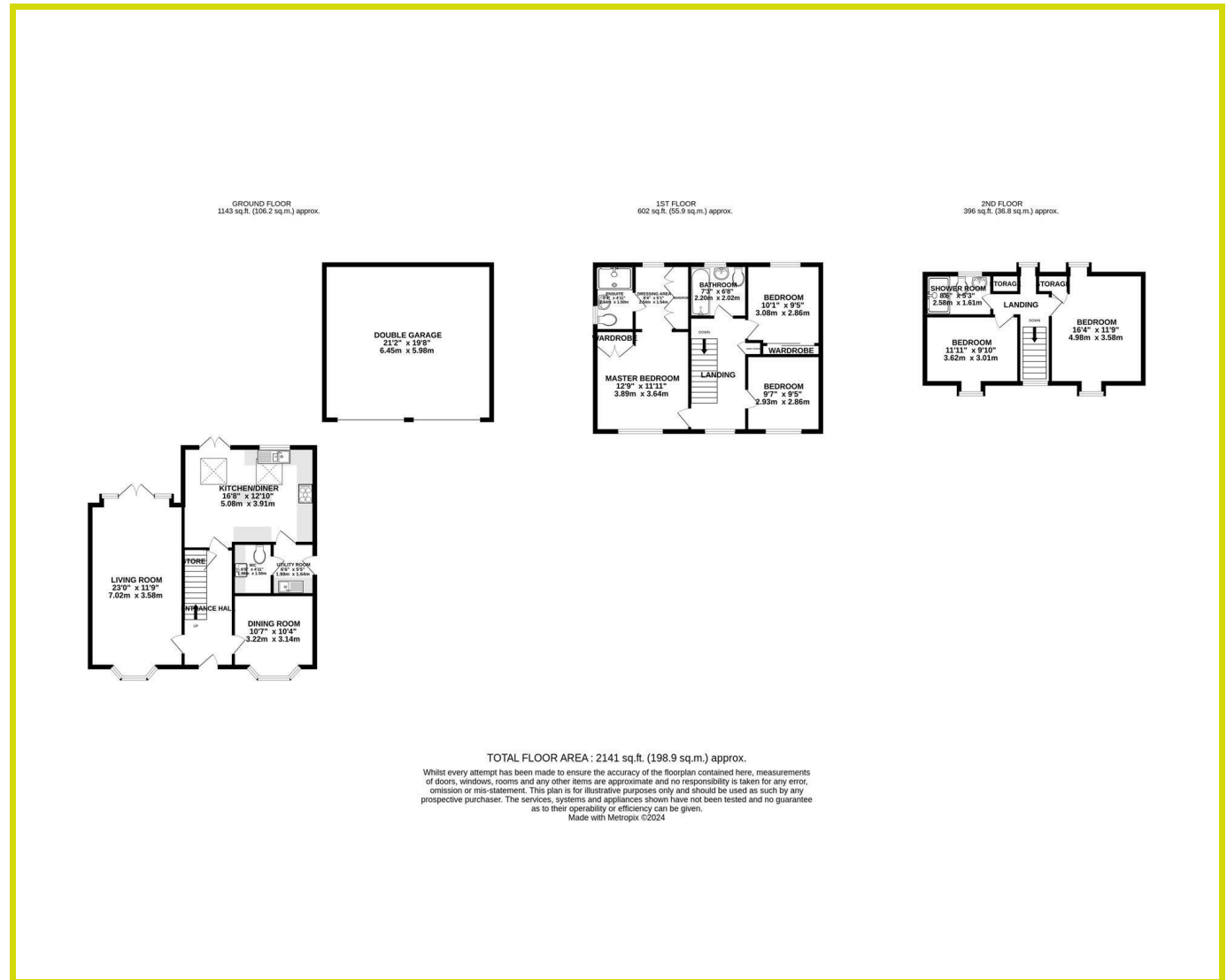
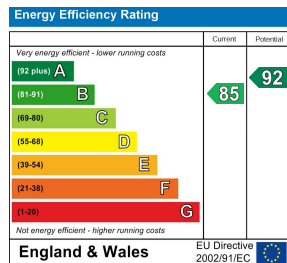


## DISCLAIMER NOTES

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.



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