



30 Crosshill,
Cotgrave, NG12 3NB

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Thomas James are delighted to offer this extremely well presented semi detached family home to the market.

The property provides spacious accommodation arranged over two floors including an entrance hall, a living room, a breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to three good size bedrooms, and the contemporary bathroom.

Benefiting from gas central heating, UPVC double glazing, and oak internal doors, the property has a south east facing garden to the rear, plus a block paved driveway at the front providing off road parking for up to two vehicles.

Situated in a popular position, in the south Nottinghamshire village of Cotgrave, and with views over local countryside at the rear, the property is within easy reach of a wealth of local facilities 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, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

Guide Price £235,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is half height wood panelling to the walls, a storage cupboard housing the consumer unit, and doors opening into the living room and the breakfast kitchen.

The living room has a bay window overlooking the front, and a feature brick open fireplace.

Fitted with a range of high gloss wall, drawer and base units in white, with tiled splash backs and wood effect work surfaces, the breakfast kitchen has a breakfast bar area, an integrated slimline dishwasher, space and plumbing for a washing machine, space for a dryer, space for a fridge/freezer, and space for a freestanding (gas or electric) cooker. The wall mounted Worcester Bosch boiler is housed in a cabinet here, there is a door to the ground floor wc, windows to the side and rear, and a UPVC glass panelled door opening to the garden.

On reaching the first floor, the landing has half height wood panelling to the walls, a loft access hatch, and doors opening into three good size bedrooms (main bedroom with the airing cupboard housing the hot water cylinder, and third bedroom with an over stairs cupboard/wardrobe), and the family bathroom which is fitted with a three piece suite in white comprising a bath with a shower over, plus a wc and a pedestal wash hand basin.



OUTSIDE

To the front of the property there is a large block paved driveway providing off road parking for up to two vehicles. There are shrubs and a fence to the boundary, access to the entrance door, and a gated pathway leading to the rear garden.

The south east facing rear garden includes a patio seating area, and a shaped lawn. Timber fence enclosed, the garden has an external tap, an external light, and houses a useful storage shed. A gate leads from the rear garden, directly onto the farm fields beyond.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,627.45.

Referral Arrangement Note

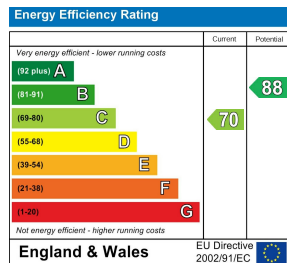
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DISCLAIMER NOTES

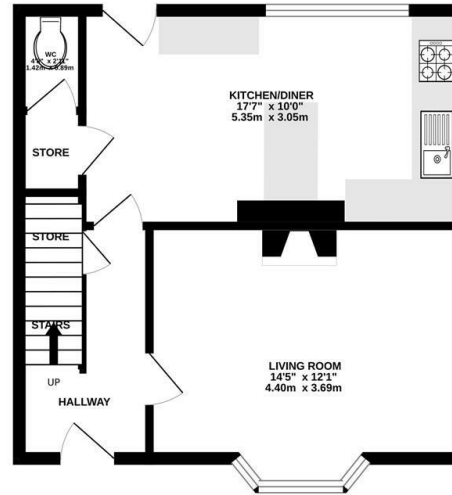
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MONEY LAUNDERING

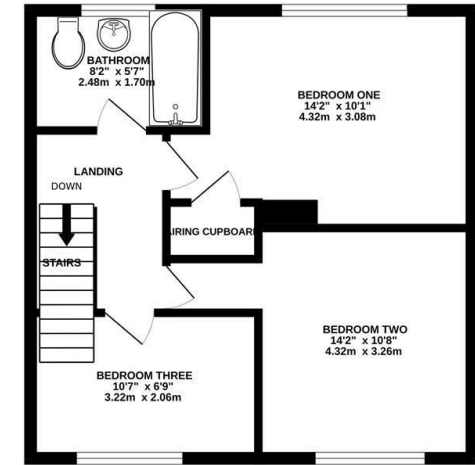
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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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