



2 Poplar Close,
Cotgrave, NG12 3SN

TJ
THOMAS
JAMES

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** GUIDE PRICE £475,000 to £495,000 **

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

The property offers spacious and well presented accommodation arranged over two floors including; a welcoming entrance hall, a living room with bi-fold doors into a wonderful open plan dining/kitchen with lantern style ceiling and modern kitchen, a utility room, a cloakroom/wc, and an additional reception room/family room on the ground floor, with the first floor landing giving access to four double bedrooms (master with an en-suite shower room and a dressing room area), plus the family bathroom.

Benefiting from a security alarm, gas central heating, and double glazing, the property has an attractive, low maintenance south facing garden to the rear, a small garden at the front, plus a driveway and single garage at the side providing off road parking for a number of vehicles.

Situated in a sought after cul-de-sac on the David Wilson Homes Hollygate Park development, the property is close to Cotgrave country park, and has easy access to the excellent facilities in 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.

Viewing is essential.

Guide Price £475,000





ACCOMMODATION

The composite entrance door opens to the welcoming entrance hall. From here, the stairs rise to the first floor, there is an alarm control panel, a large store cupboard, Amtico flooring, and doors opening to the family room, the living room, the cloakroom/wc, and the kitchen.

The family room has a bay window to the front, and a further window to the side.

The living room also has a bay window to the front, a feature electric fire, and bi-fold doors opening to the dining room. The dining room has a skylight/lantern style ceiling, surround sound speaker system (which continue into the garden and kitchen), bi-fold door opening to the garden, and is open plan to the kitchen.

Fitted with a matching range of high gloss, handleless, wall, drawer and base units, with under cabinet lighting, the kitchen has integrated appliances including a fridge/freezer, a fan assisted oven, a microwave, and a six ring hob. There is a breakfast bar area, surround sound speakers, and a door to the utility room.

The utility room is fitted with a continuation of the high gloss wall and base units. There is an integrated washer/dryer, a further sink and drainer, and the wall mounted Ideal Logic boiler is housed in a cabinet here.

On reaching the first floor, the landing has a window to the front, a built in storage cupboard, a loft access hatch with a pull down ladder (giving access to the partially boarded loft space above), and doors into the four double bedrooms (the master bedroom is dual aspect, with windows to the side and rear, has a dressing area with fitted mirror fronted wardrobes, plus a fitted en-suite shower room), and the family bathroom, which is fitted with a three piece suite (with fitted shower over the bath), and houses the airing cupboard (with the hot water cylinder).

OUTSIDE

To the front of the property, the garden is laid to shrub beds, with a pathway to the entrance door.

At the side of the property, the tandem driveway has decorative plant and shrub borders, provides off road parking for a number of vehicles, and gives access in turn to the SINGLE GARAGE (which has an up and over door, power and lighting and storage space).

The attractively landscaped low maintenance rear garden is south facing and includes; an artificial lawned area, a decked seating area with a pergola, and a porcelain tiled patio seating area. There is space for a play area, with a specialised surface. Timber fence enclosed, the garden has external tap, an external electric point, external lighting, and external speakers.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £180.00, 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 Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

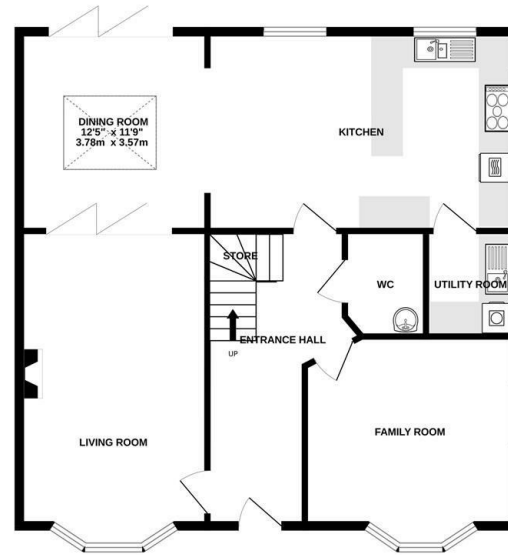
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MONEY LAUNDERING

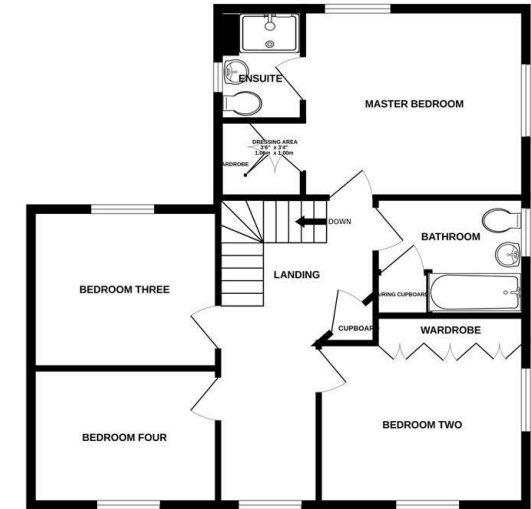
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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		85	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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