



9 Meadow Crescent,  
Cotgrave, NG12 3SP

  
THOMAS  
JAMES



# 9 Meadow Crescent, Cotgrave, NG12 3SP

This extended Willoughby style detached family home, is situated on the sought after Hollygate Park, Barratt Homes development, on the outskirts of the village of Cotgrave.

The property provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, an open plan dining kitchen with a lantern style ceiling and bi-fold doors opening to the garden, a living room with feature Media wall, a family room, a study, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four good sized bedrooms (master with an en-suite shower room and separate dressing room), and the modern family bathroom.

Benefiting from a security alarm, gas central heating, UPVC double glazing, the remaining years of the original NHBC warranty, plus multiple upgrades throughout, the property has a easily manageable, low maintenance garden to the rear, a further garden to the front, plus a tandem driveway providing off road parking and detached single garage at the side (which has been partially converted with a room to the rear and storage area at the front).

Occupying a corner plot, the property enjoys views over the attractive green to the front.

Cotgrave enjoys 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

## Offers Over £450,000





## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

Opening to the:-

### Entrance Hall

Two storage cupboards, stairs off to the first floor, doors into all of the ground floor rooms.

### Living Room

Bay window (with fitted shutters) overlooking the green to the front, feature Media wall (with an electric fire, and space for a wall mounted flat screen television), bi-fold doors opening to the extended breakfast/dining kitchen.

### Family/Play Room

A bright room with a bay window (with fitted shutters) overlooking the green to the front, and a further window to the side.

### Ground Floor Cloakroom / WC

Fitted with a low flush wc, and a wash hand basin.

### Study

With a window to the side, and a built in desk.

### Extended Breakfast/Dining Kitchen

KITCHEN AREA:- Fitted with a range of Shaker style wall, drawer and base units in cream, tiled splash backs and wood effect work surfaces, sink and drainer unit with Quooker tap with instant boiling and filtered water, space and plumbing for a washing machine, space for a dryer, integrated appliances including a dishwasher, wine fridge and a fridge/freezer, plus a built in double AEG oven, and a five ring hob with a stainless steel extractor hood over. The wall mounted Ideal boiler is also housed here.

Attractive central island/breakfast bar with a feature light over. Open plan to the:-

DINING AREA:- With a lantern style ceiling, an air conditioning unit, and bi-fold doors opening to the garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Double airing cupboard with shelving, further storage cupboard, loft access hatch. Doors into four double bedrooms, and the modern family bathroom.

### Bedroom One

Window to the front, walk in DRESSING ROOM (with a window overlooking the garden, clothes hanging rails, storage shelving, and a dressing table area), and access to the:-

### En-Suite Shower Room

Fitted with a double shower enclosure, a low flush wc, and a pedestal wash hand basin.

### Bedroom Two

Window to the front, fitted wardrobes.

### Bedroom Three

Window to the side, fitted wardrobes.

### Bedroom Four

Window to the side, fitted wardrobe.

### Family Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

To the front of the property the garden includes a artificial lawned area, mature shrubs, and bark chip borders. There is a hedged boundary, a path to the entrance door, and a path to the driveway.

The tandem tarmac driveway at the side provides off road parking for up to three vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (spilt into two with storage area at the front with an up and over door, power and lighting connected, and a converted rear plastered, versatile room with a pedestrian door to the rear garden, power and lighting). The is timber gated pedestrian access to the rear garden.

At the rear of the property, the attractively landscaped garden has walled and fenced boundaries and includes; a decked seating area, a shaped artificial lawn, and raised sleeper borders with shrubs and plants.

### 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 E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,983.66.

### 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

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



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

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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.

