



10 Meadow Crescent,
Cotgrave, NG12 3SP

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this modern detached family home is situated in a central position, on the Hollygate Park development, at the edge of the south Nottinghamshire village of Cotgrave.

The property provides spacious, and immaculately well presented accommodation arranged over two floors including; an entrance hall, a living room, a dining room, a kitchen with a range of built in appliances, and a feature bay seating area with French doors opening to the rear garden, plus 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 fitted family bathroom.

Benefiting from gas central heating, UPVC double glazing, the remaining years of the original NHBC warranty, and made to measure window blinds, the property has an enclosed landscaped garden to the rear, plus a double driveway and integral garage at the front, providing off road parking for a number of vehicles.

With pleasant views over Meadow Crescent at the front, the property is within easy reach of the excellent local 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, a country park, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is essential.

Guide Price £425,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, there are stairs rising to the first floor, and a door opening to the living room.

The living room has a bay window to the front, a media connection point, a shelved under stairs storage cupboard, and a door to the contemporary dining kitchen.

Fitted with a range of high gloss wall, drawer and base units in white, with under cabinet lighting, tiled splash backs and roll edge work surfaces, the dining kitchen has space for a fridge/freezer and wine fridge, as well as integrated appliances including a dishwasher, a fan assisted oven, and a gas hob with an extractor hood over. There is a door to the utility room, and a feature bay seating area, with French doors (with full height windows to both sides) opening to the rear garden.

The utility room has a continuation of the high gloss wall and base units in white, with roll edge work surfaces. The wall mounted Ideal boiler is housed in a cabinet here, there is space and plumbing for a washing machine, and space for a dryer (with a vent). A composite door opens to the garden, and a door opens to the ground floor cloakroom/wc, which is fitted with a vanity unit incorporating the wash hand basin and wc, plus a quartz effect work surface.

On reaching the first floor, the landing has an airing cupboard, a double storage cupboard with clothes hanging rails, and doors into four double bedrooms (all with fitted wardrobes, and the master also with a fitted en-suite shower room with a double shower enclosure), and the family bathroom, which is fitted with a bath with a shower over, a pedestal wash hand basin, and a wc.

OUTSIDE

At the front of the property, the double driveway provides off road parking for up to three vehicles, and in turn gives access to the INTEGRAL GARAGE. There is a pebbled garden area with planted shrubs, access to the storm porch (with external light), and gated access to the side and rear.

The private rear garden has been attractively landscaped, and includes; two patio seating areas, a shaped artificial lawn, raised flower and shrub beds, and established trees. The garden has external power points, external lighting, and an external tap.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £163.00, 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.

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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	83	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		



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