



4 Tulip Close,
Cotgrave, NG12 3SX



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

The property provides well presented accommodation arranged over two floors including; a welcoming entrance hall, a cloakroom/wc, a spacious living room, a bright kitchen/diner/family room spanning the width of the property, plus a utility room on the ground floor, with the first floor landing giving access to four double bedrooms (two with en-suite shower rooms), a further single bedroom, and the family bathroom.

Benefiting from double glazing, gas central heating, and the remaining balance of the original NHBC warranty, the property has a larger than average rear garden, backing directly onto local woodland, a further garden to the front, plus a tandem driveway and integral garage providing off road parking for a number of vehicles.

Situated in a sought after cul-de-sac, on the Barratt Homes Hollygate Park development, the property is within easy reach of an excellent range of 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, a country park, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is essential!

Offers Over £450,000





ACCOMMODATION

The composite entrance door opens to the welcoming entrance hall. From here, the stairs rise to the first floor, there is a useful under stairs storage cupboard, double doors opening to the living room, and further doors into the kitchen/dining/family room, and the ground floor cloakroom/wc.

Overlooking the front, the living room has Media connection points, and double doors opening to the kitchen/dining/family room.

Forming the heart of this home, the spacious kitchen/dining/family room is fitted with a range of high gloss wall, drawer and base units in white, with under cabinet lighting and roll edge work surfaces, and has integrated appliances including: a dishwasher, a fridge/freezer, an electric fan oven, and a gas hob. There is a breakfast bar area, two windows to the rear, 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 base units and a roll edge work surface. There is space and plumbing for a washing machine, and a composite door opening to the side.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard (housing the hot water cylinder), and doors into all five bedrooms, and the family bathroom.

Bedroom one has fitted wardrobes with sliding doors, and an en-suite shower room with a double shower enclosure, a wash hand basin, and a wc. Bedroom two also has an en-suite shower room with a double shower enclosure, a wash hand basin, and a wc. There are two further double bedrooms (one with a sloping ceiling and a Velux window), and a single bedroom, with a storage cupboard.

The fitted family bathroom completes the accommodation.

OUTSIDE

The tandem driveway provides off road parking for two vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE (with an up and over door, power and lighting connected, and housing the wall mounted Ideal Logic boiler). There is a garden area adjacent, laid to lawn, with an established tree, and a pathway to the entrance door. A gated pathway leads to the side and rear.

At the rear of the property there is a sizeable garden, enclosed by timber screen fencing, and including a patio seating area, and a lawned area.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £187.03, 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 £2983.66

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.

Energy Performance Graph Note

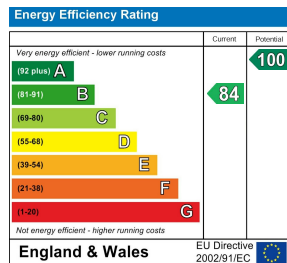
The actual "potential" rating for this property is 106.

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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