



5 Orchard Drive,
Cotgrave, NG12 3TP

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****GUIDE PRICE £350,000 TO £365,000****

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

The property provides spacious accommodation arranged over two floors including; an entrance hall, a living room, an open plan dining kitchen with an attractive bay area overlooking the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms (master with a dressing area and en-suite shower room), and the family bathroom.

Benefiting from gas central heating (with NEST heating controls), UPVC double glazing, and the remaining balance of the original NHBC warranty, the property has a good size landscaped garden to the rear, a further garden to the front, plus a double driveway providing off road parking for a number of vehicles. (The integral garage has been divided to provide storage space at the front, and space for the utility and ground floor wc).

The property occupies a pleasant position, overlooking a green to the front, on the sought after Barratt Homes Hollygate Park development, at the edge of the village of Cotgrave. The village boasts excellent 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, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Guide Price £350,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and a door opens to the living room.

The living room has a bay window overlooking the green at the front, Media connection points, an under stairs storage cupboard, and a door into the dining kitchen.

Fitted with a range of wall, drawer and base units in dove grey, with gold coloured handles, under cabinet lighting, and square edge work surfaces, the dining kitchen has a composite sink and drainer unit with a gold coloured mixer tap over, and integrated appliances including a dishwasher, a fridge/freezer, a fan oven, and a gas hob with a stainless steel extractor hood over. There is open access to the utility room, and a feature bay seating area with central French doors (with full height windows to both sides), opening to the rear garden.

The utility room has a range of wall and base units in cream, tiled splash backs and roll edge work surfaces, a composite sink and drainer unit with a mixer tap over, and space and plumbing for a washing machine. A door opens to the ground floor wc, which has a low flush wc, and a wash hand basin.

On reaching the first floor, the landing has a loft access hatch (giving access to the boarded and fully insulated loft space above), and doors into all three bedrooms, and the family bathroom, which is fitted with a contemporary three piece in white.

The two double bedrooms overlook the green at the front. The master bedroom has a dressing area, and an en-suite shower room which includes a double shower enclosure. The single bedroom overlooks the rear garden.

OUTSIDE

Accessed via a private driveway, the property has a double driveway providing off road parking for up to two vehicles at the front, and in turn giving access to the INTEGRAL GARAGE (With an up and over door, and now divided to provide a storage area, and space for the utility room and ground floor wc. The Ideal Logic boiler is housed here). There is an attractive garden adjacent, a pathway to the entrance door, and gated pedestrian access to the rear garden.

The north east facing rear garden has been attractively landscaped and includes; a patio seating area, a shaped lawn, well maintained flower and shrub beds (including raised beds), and a decked entertaining area complete with power points. With walled and fenced boundaries, the garden has an external tap, external lighting, and houses a useful storage shed.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £170.00, 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 D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

Referral Arrangement Note

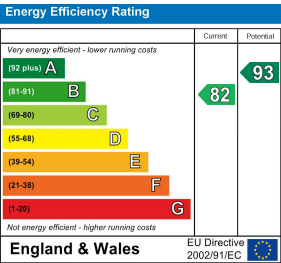
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DISCLAIMER NOTES

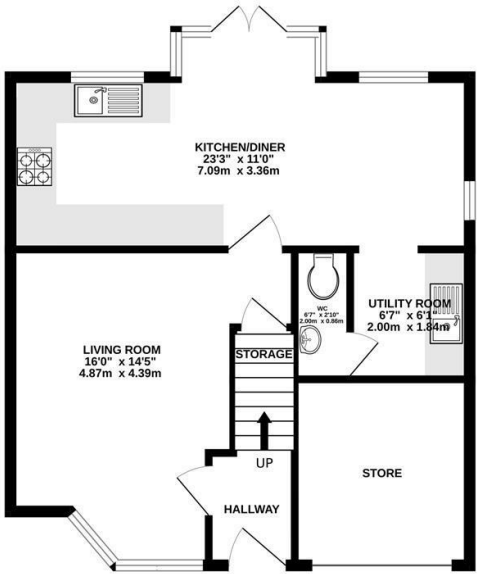
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MONEY LAUNDERING

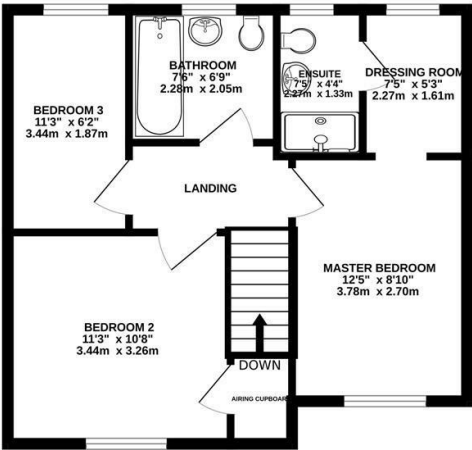
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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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