



13 Ash Lea Close,  
Cotgrave, NG12 3PR



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

The property provides spacious and immaculately well presented accommodation arranged over two floors including; a welcoming entrance hallway, a dual aspect living room with a vaulted ceiling and French doors opening to the rear garden, a dining kitchen, a snug/family room, a rear reception room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (two en-suite), and the family bathroom.

Benefiting from a security alarm, UPVC double glazing, and gas central heating with a combination boiler, the property is finished to a high standard, with luxury flooring throughout, and chrome switches and sockets.

There is a privately enclosed south east facing garden to the rear of the property, plus a driveway and integral garage providing off road parking for a number of vehicles at the front.

Enjoying a quiet position at the end of a cul-de-sac, in the popular south Nottinghamshire village of Cotgrave, the property is worthy of early viewing to appreciate the standard of accommodation offered.

Guide Price £475,000







## ACCOMMODATION

The composite entrance door opens to the welcoming entrance hallway. The entrance hallway has Karndean flooring, stairs off to the first floor, an under stairs storage cupboard, a door into the cloakroom/wc, and glass panelled doors into both the living room, and the dining kitchen.

The cloakroom/wc is fitted with a contemporary wc, and a wash hand basin.

The extended dual aspect living room has a media wall, luxury carpet, a vaulted ceiling (to the extended area at the rear), floor to ceiling windows to the rear aspect, and French doors opening to the rear garden.

Fitted with a matching range of high quality wood effect wall, drawer and base units, roll edge work surfaces, plinth lighting and under cabinet lighting, the dining kitchen has a breakfast bar, a one and a half bowl composite sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, space for an American style fridge/freezer, plus an integrated double oven, and a five ring gas hob. Open plan to the dining area, there is space for a table and chairs, a door to the snug/family room, and French doors opening to the rear garden.

The snug/family room overlooks the rear garden, and gives access to the versatile rear reception room (currently used as a bar, but the existing bar fittings will be removed and do not form part of the property sale), which has laminate flooring, spot light, and French doors opening to the rear garden.

On reaching the first floor, the landing has a storage cupboard, the loft access hatch, and doors into all four double bedrooms, and the family bathroom.

The master bedroom overlooks the rear, and has an open archway to the en-suite bathroom, which is fitted with an L-shaped bath with a shower over, a wc, and a pedestal wash hand basin.

Bedroom two overlooks the front, has fitted wardrobes with sliding mirrored doors, and an en-suite shower room, which is fitted with a shower area, a wc, and a pedestal wash hand basin.

Bedrooms three and four overlook the rear.

Completing the accommodation, the family bathroom is fitted with a corner bath with a hand held shower over, a wc, and a vanity unit incorporating a wash hand basin with a storage cupboard beneath.

## OUTSIDE

The pebbled driveway at the front of the property provides off road parking for a number of vehicles. A further block paved driveway provides an additional parking space, and in turn gives access to the INTEGRAL GARAGE (with an up and over door, and power and lighting connected). The the wall mounted combination boiler is housed here, as are the utility meters, and the consumer unit). There are shrub beds, a low walled boundary, and a stepped pathway leading to the entrance door, and to the side and rear of the property (via a secure timber gate).

The low maintenance, south east facing rear garden, has been attractively landscaped and includes paved area, a raised decked seating area, and stone chipped borders. Privately enclosed, the garden has fenced and hedged boundaries, and external lights and power points.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

## Cotgrave

Cotgrave enjoys excellent 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 are excellent transport links, and main road routes to Nottingham and Leicester.

## Referral Arrangement Note

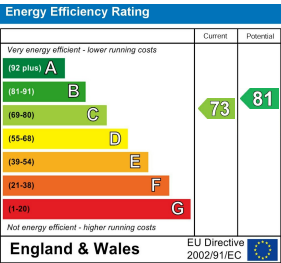
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