



24 East Acres,
Cotgrave, NG12 3JP

TJ
THOMAS
JAMES

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Situated in a popular cul-de-sac, in the heart of the sought after village of Cotgrave, this detached family home provides well presented and spacious accommodation arranged over two floors including; an entrance hallway, a living room, a contemporary L-shaped dining kitchen, a study, a family/cinema room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), the family bathroom, and a utility cupboard.

Benefiting from gas central heating with a combination boiler, and grey wrapped UPVC double glazing, the property has also been rendered.

There is an enclosed garden to the rear of the property, plus a block paved driveway at the front providing off road parking for a number of vehicles.

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

Early viewing is highly recommended to fully appreciate this property!

Guide Price £380,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has useful built in storage cupboards, and doors into the living room, the family/cinema room, and the cloakroom/wc.

The cloakroom/wc is fitted with a concealed flush wc, and a vanity unit incorporating the wash hand basin, with storage cupboards beneath, and a Hollywood style mirror over.

The family/cinema room has a window to the front, a projector and roll down screen, and a media wall. This versatile room has also been designed to be used as a fifth bedroom.

The spacious living room has a window to the front, media connection points, a door to the stairs which rise to the first floor, and a further door to the dining kitchen.

The extended L-shaped dining kitchen has been recently modernised. Fitted with a range of matt grey (soft close) wall, drawer and base units, square edge work surfaces, a sink and drainer unit with a separate instant boiling water tap, the kitchen area also has integrated appliances including a dishwasher, a full height fridge and full height freezer, plus a Belling Rangemaster cooker with an extractor hood over. There is feature lighting, a bin storage cupboard, a larder cupboard, and open access to the dining area, where there is space for a table and chairs (with a light over), a door into the study, and bi-fold doors opening to the rear garden.

The study has a window to the rear, and a UPVC door opening to the garden. The wall mounted Viessmann boiler is housed here, and there is a large walk in storage cupboard.

On reaching the first floor, the landing has a window to the rear, and doors into all four double bedrooms, the family bathroom, and a useful utility cupboard (with space and plumbing for a washing machine, and space for a dryer).

Three of the bedrooms overlook the front, while the master bedroom overlooks the rear. The master bedroom also has an en-suite shower room which has tiling to the walls, and is fitted with a shower enclosure, a wc, and a wash hand basin.

Completing the accommodation, the family bathroom has tiling to the walls, and is fitted with a P-shaped bath with a shower over, a pedestal wash hand basin, and a wc.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for a number of vehicles. There is a resin area providing shaping, a planted shrub border, a timber fenced side boundary, access to the entrance door, and timber gated access to the side and rear.

The rear garden includes two decked seating areas, a lawned area, shrub beds, and established trees. There is also a hard standing hot tub area with power connected, and a pergola over (the existing hot tub is available by separate negotiation). Timber fence enclosed, the garden has external lighting, and an external tap.

Agent Note

Interested parties should note that building/construction work is taking place to the rear of the property, with the Barratt Homes development now underway.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		



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

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

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