



21 Firdale,
Cotgrave, NG12 3NA

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This superb semi detached family home has been extended, and finished to an exceptionally high standard by the current owners.

The property provides immaculately well presented accommodation arranged over two floors including: an entrance porch, an entrance hallway, a living room, an L-shaped dining kitchen/family room, a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three double bedrooms (the master with a dressing, en-suite and mezzanine floor above), a single bedroom, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, contemporary lighting, chrome sockets and switches, oak internal doors, fitted slatted blinds to the bedroom windows, and many more features, the property has an attractively landscaped and privately enclosed garden to the rear, a further garden to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in a pleasant position in the south Nottinghamshire village of Cotgrave, the property enjoys views over the local countryside to the rear, and is within easy reach of a wealth of 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.

Viewing is essential!

Offers Over £295,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a sloping roof with a Velux window, oak flooring, built in storage and display units, along with shoe storage and cloaks hanging space, and a UPVC glass panelled door opening to the entrance hallway.

The entrance hallway has stairs rising to the first floor with a glass balustrade, a useful under stairs storage space with lighting, and open access to the living room and to the dining kitchen/family room.

The living room has a window to the front, feature lighting, an electric fire built into the media wall, with space for a television also to be fitted.

The extended L-shaped dining kitchen/family room provides a beautiful space at the heart of this home. The family space at the rear has a vaulted ceiling, and French doors opening to the rear garden. The kitchen area is fitted with a range matte navy (handleless) wall, base and drawer units, with quartz work surfaces over. There is space for an American style fridge/freezer, space for a microwave, and integrated appliances including a dishwasher, a Bosch double fan oven, and a gas hob with an extractor hood over. The central island unit has a sunken sink with a mixer tap over, a breakfast bar and storage beneath. There is open access to the dining area, which has further French doors opening to the rear garden. With laminate flooring and ceiling spot lights throughout, the dining kitchen/family room also has an oak internal door to the utility room.

The utility room has work surfaces with space and plumbing for a washing machine, and space for a dryer beneath, plus wall mounted units above. There is tiled flooring, space for coats, a UPVC door to the side (giving access to a large store room, and the driveway), an oak fire door to the garage, and a sliding door into the ground floor cloakroom/wc.

The ground floor cloakroom/wc is fitted with a wc, and a wash hand basin with feature tiled splash backs.

On reaching the first floor, the landing has a glass balustrade, the loft access hatch (giving access to the boarded loft space, which houses the central heating boiler, and has two Velux windows), and doors into all of the bedrooms, and the family bathroom.

The master bedroom suite overlooks the rear, with views of the local countryside. There is access to the dressing room and the en-suite wet room, a vaulted ceiling, a feature light, and a wooden ladder style staircase to the mezzanine floor (above the dressing room and ensuite). The dressing room has a window to the front, fitted shelving, and industrial style clothes hanging rails. The en-suite wet room is fully tiled and has a walk in shower, a sink with a vanity drawer beneath, and a wc. There is also a heated towel rail.

The family bathroom is fitted with a bath with a mains fed shower and glazed screen over, a sink with a waterfall tap, and a low flush wc. There is tiling to the

splash backs, and a large heated towel rail.

Two further double bedrooms (one overlooking the front, and one overlooking the rear, which has shelving and open clothes hanging rails).

Completing the accommodation, the single bedroom overlooks the front.

OUTSIDE

At the front of the property there is a half height wall to the boundary, and double gated access to the driveway.

The front garden is laid to lawn, with a raised flower bed and decorative trees, there is a path giving access to the front entrance door, and useful bin storage space.

Extending to the side, the driveway provides off road parking, and in turn gives access to the utility room entrance, to the SHED (with storage space, power and lighting, and a UPVC leading to the rear garden), and the GARAGE/UTILITY AREA (with an up and over door, a vaulted ceiling with a Velux window, windows to the side, a radiator, wall, drawer and base units, with work surface over, and a sink unit).

The north east facing rear garden has been attractively landscaped and includes; patio seating areas, a decked area with a timber pergola over, a further covered seating area, a shaped lawn, and an artificial lawn with a childrens play area. The garden has an established tree with a swing, an external tap, external power points, external lighting, and a picket fence with pedestrian gated access to the local fields at the rear.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,603.78

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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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