



19 Forest Close,  
Cotgrave, NG12 3JN



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Thomas James are delighted to offer this extended and well presented semi detached family home to the market.

The property provides contemporary accommodation arranged over two floors including; an entrance, a living room, an open plan dining kitchen/family area with a vaulted ceiling, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms, and the recently refitted family bathroom.

Benefiting from gas central heating with a combination boiler, and UPVC double glazing, the property has an attractive garden to the rear, and a tarmac driveway at the front providing off road parking.

Enjoying a quiet cul-de-sac location, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Viewing is essential to appreciate the standard of accommodation this home provides!

£270,000





## ACCOMMODATION

The composite entrance door at the front of the property opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a vaulted ceiling, and doors into the living room, the dining kitchen, and the ground floor cloakroom/wc.

The ground floor cloakroom/wc is fitted with a concealed flush wc, and a vanity wash hand basin with a cupboard beneath.

The living room has a window to the front (with wooden slatted blind), a feature media wall with an inset living effect electric fire, display units to both side, and space for a flat screen television. Oak and glass panelled double doors open to the dining kitchen/family room.

Finished to a high standard, the dining kitchen/family room is a bright, contemporary space at the centre of this home. The kitchen area is fitted with Shaker style wall, drawer and base units, and solid wood work surfaces. The matching island has a feature light over. There is a double sink and drainer unit with a mixer tap and instant boiling water tap, a pull out pantry store cupboard, and integrated appliances including: a dishwasher, a washing machine, a dryer, a fridge/freezer, two Bosch electric ovens, and a large induction hob with an extractor hood over. French doors open to the garden from here, there is a sloping ceiling with three Velux windows, and a window overlooking the rear. A UPVC door opens to the side.

On reaching the first floor, the landing has an airing cupboard (housing the Baxi combination boiler), a further storage cupboard, the loft access hatch, and door into all three bedrooms, and the family bathroom.

There are two double bedrooms overlooking the front, and a single bedroom overlooking the rear.

Completing the accommodation, the family bathroom has been recently refitted with a bath with a mains fed shower and glazed screen over, a wash hand basin with a vanity beneath, and a low flush wc. There is tiling to the splash backs.

## OUTSIDE

To the front of the property, the tarmac driveway provides off road parking, and gives access to the entrance door (with porch light). There is a half height timber fence to one side boundary, and gated access to the rear garden.

The east facing rear garden is fully enclosed by timber fenced boundaries and includes; a gravelled area, a shaped lawn, and a paved patio seating area. The garden has external lighting, an external tap, and also houses a large time storage shed, with power and lighting, connected.

## Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property, and should cause no concern to prospective purchasers.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1898.70.

## 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.

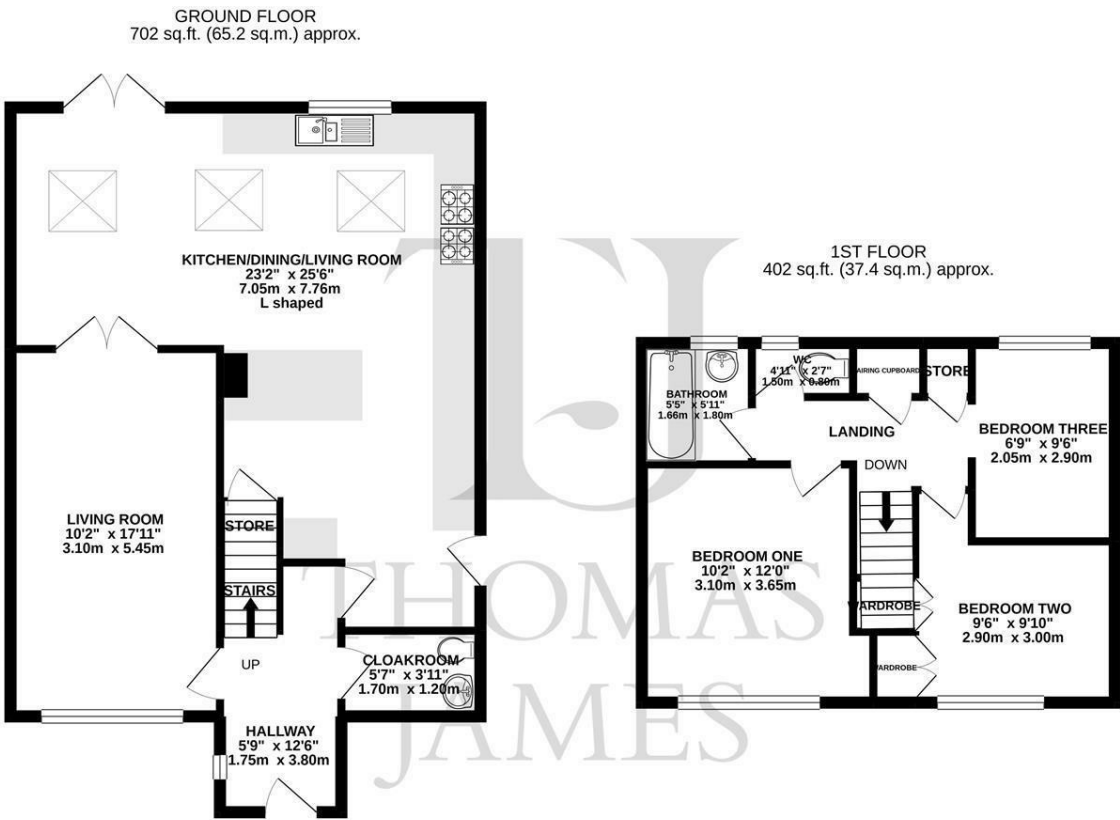
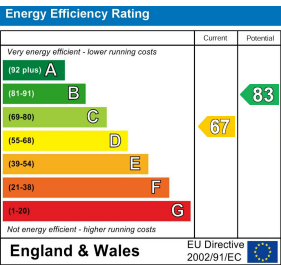


# DISCLAIMER NOTES

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.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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