



8 Orchard Drive,
Cotgrave, NG12 3TP

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Thomas James are delighted this detached family home to the market.

The property provides immaculately well presented accommodation arranged over two floors including; a living room, a family room/office, a recently refitted breakfast kitchen with a feature bay and French doors opening to the garden, plus a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (one with an en-suite shower room, and a Jack & Jill style walk in wardrobe between two bedrooms), and the family bathroom.

Benefiting from a security alarm, gas central heating and UPVC double glazing, plus feature lighting throughout, the property has an attractively landscaped north facing garden to the rear, a further garden to the front, plus a double width driveway providing off road parking for a number of vehicles. (The original garage has been converted to the family room/office).

Situated on the popular Barratt Homes Hollygate Park development, at the edge of the highly regarded south Nottinghamshire village of Cotgrave, the property enjoys a pleasant view over local allotments at the front, and is within easy reach of a wealth of facilities in the village, and local transport links.

Early viewing is highly recommended.

Guide Price £420,000





ACCOMMODATION

The canopied entrance door opens to the entrance hall. The entrance hall has laminate flooring, stairs off to the first floor, an under stairs storage cupboard, and doors into the living room, the family room/office, and the breakfast kitchen.

The bright living room has a bay window to the front, and media connection points.

The family room/office (converted from the original garage) has a window to the side, laminate flooring, houses the consumer units, and a useful walk in storage cupboard (with a light, laminate flooring, and housing the Ideal Logic boiler).

The breakfast kitchen has been recently refitted with a range of matching Shaker style wall, drawer and base units in grey, with under cabinet lighting, tiled splash backs and quartz work surfaces. There is space for an American style fridge/freezer, an integrated dishwasher, an electric fan oven, and a four ring gas hob with an extractor hood over. The island unit has quartz work surfaces, a breakfast bar area, and feature lighting over. There is tiled flooring, a door into the utility room, and a walk in bay area with floor to ceiling windows and French doors opening to the garden (with remote controlled roller blinds).

The utility room has a continuation of the Shaker style wall units, granite work surfaces and matching upstands, space and plumbing for a washing machine, and space for a tumble dryer. There is tiled flooring, a door into the ground floor cloakroom/wc, and a composite door opening to the garden.

The ground floor cloakroom/wc is fitted with a wc, and a wash hand basin. There is a roll edge work, and additional storage cupboards.

On reaching the first floor, the landing has an airing cupboard (housing the hot water cylinder), a loft access hatch, and doors into all four double bedrooms, and the family bathroom.

Bedroom one has a window to the front, and a door to the en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a pedestal wash hand basin, and a wc.

The Jack & Jill style walk in wardrobe is accessed via bedrooms one and two.

Bedroom two has a window to the front.

Bedrooms three and four both have windows to the rear.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising: a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc.

OUTSIDE

The double driveway at the front of the property provides off road parking for a number of vehicles. There is a low maintenance stone chipped garden adjacent, with planted shrubs, and access to the entrance door. A timber gated pathway leads to the rear garden.

The north facing rear garden has been attractively landscaped and includes; a large patio seating area, a shaped lawn, a stone chipped path, and a decked area, ideal for entertaining! The garden has external lighting, external power, an external tap, and houses a useful storage shed.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £TBC, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents

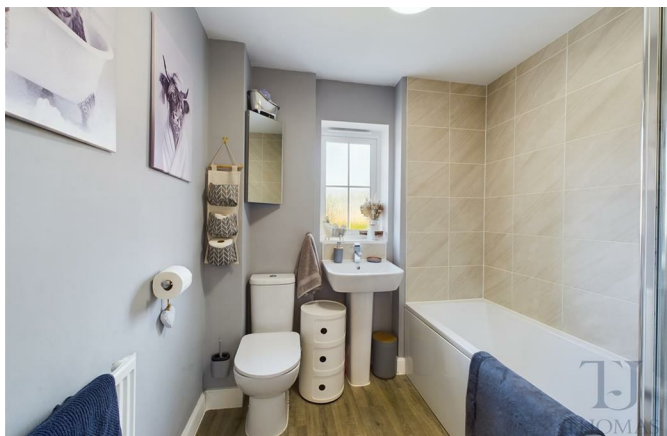
Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

Referral Arrangement Note

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.

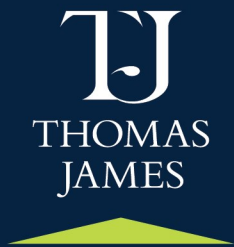
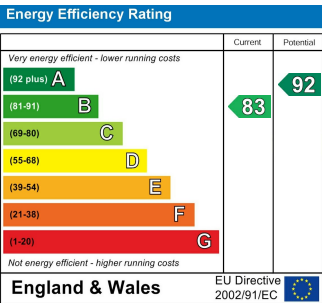


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MONEY LAUNDERING

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