



2 Hales Close,  
Cotgrave, NG12 3HW



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

The property provides spacious and immaculately well presented accommodation arranged over two floors including; an entrance hallway, a living room, a contemporary kitchen/dining/family room with bi-fold doors opening to the garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms, a single bedroom, and the four piece family bathroom.

Benefiting from gas central heating, with HIVE heating controls, and UPVC double glazing, the property has chrome sockets and switches throughout, oak internal doors, and Hillarys Blinds made to measure roman style blinds to the living room and bedroom windows (to be offered under separate negotiation).

There are attractively landscaped gardens to the rear of the property, a further garden to the front, plus a double driveway providing off road parking for two vehicles. The integral single garage has been divided to create the utility room and a storage area.

Occupying a cul-de-sac position, in the heart of the popular south Nottinghamshire village of Cotgrave, the property has views to the church spire and over the village at the rear.

Early viewing is highly recommended.

## Guide Price £425,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage area (with cupboard and drawer space), and doors into the living room, the kitchen/dining/family room, and the ground floor wc.

The ground floor wc is fitted with a wc, and a wash hand basin. There is half height tiling to the walls.

The spacious living room has a large window to the front.

A focal point of this home, the kitchen/dining/family room is fitted with a range of high gloss (soft close) wall, drawer and base units in grey, quartz work surfaces and matching upstands. A matching island has a built in NEFF induction hob and specialist extractor, an integrated wine fridge, a breakfast bar area (with feature lights over), cupboard space and pop up sockets. There are further integrated appliances including a fan assisted oven, a combination, microwave oven, a warming drawer, a fridge/freezer, dishwasher, a bin storage unit, a plinth level built in vacuum and a fan heater. Bi-fold doors span the width of this bright room, and open to the rear garden, and there are four Velux windows to the rear pitch.

Converted from the rear half of the garage, the utility room has space and plumbing for a washing machine, space for a dryer, and houses the Worcester Bosch combination boiler. A pedestrian door opens to the front half of the garage, used for storage.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the partially boarded and fully insulated loft space above), and doors into all four bedrooms, and the four piece family bathroom.

The first double bedroom overlooks the front, and has attractive wardrobes with clothes hanging rails, shelves and drawers within (available under separate negotiation).

A second double bedroom overlooking the front has a wardrobe/store cupboard.

The third double bedroom overlooks the rear, and has fitted wardrobes.

Currently used as an office, the single bedroom overlooks the rear.

Completing the accommodation, the family bathroom is fully tiled and fitted with a four piece suite comprising; a panelled bath with a mixer tap and hand held shower, a large corner shower enclosure with a mains fed shower, a wash hand basin set in a vanity unit with drawers beneath, and a low flush wc. There is a window to the rear.

## OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to two vehicles. There is a low maintenance garden adjacent with a timber fenced boundary, access to the entrance door, and gated access to the rear.

The rear garden has been attractively landscaped and includes; a shaped lawn, two decked seating areas, and established shrub beds. Enclosed by timber screen fencing, the garden has an external tap, external lighting, and external power points.

The (converted) single integral garage has an up and over door, power and lighting connected, and a pedestrian door into the utility room.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

## Cotgrave

Cotgrave enjoys excellent facilities including a 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.

## 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.

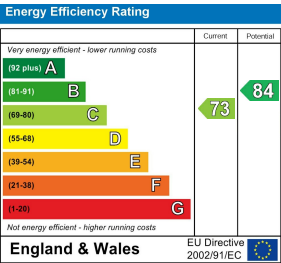


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