



1 Morkinshire Crescent,
Cotgrave, NG12 3HL

1 Morkinshire Crescent, Cotgrave, NG12 3HL

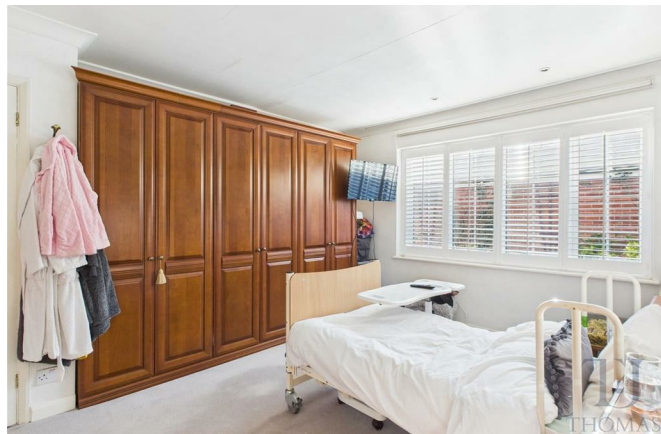
This beautifully well presented detached bungalow provides spacious accommodation including: an entrance porch, a welcoming entrance hallway, a dual aspect living room, a breakfast kitchen, a utility room, a master bedroom (with an en-suite shower room), a further double bedroom, and a shower room on the ground floor, plus a feature mezzanine balcony overlooking the living the room, and a study and third bedroom/loft room on the first floor.

Benefiting from gas central and UPVC double glazing, the property occupies a corner plot, with well stocked and maintained gardens to the front, side and rear, plus a block paved double driveway and garage providing off road parking for a number of vehicles.

Situated in a quiet, but central position, 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.

Early viewing is highly recommended to fully appreciate the property!

Offers Over £375,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has herring bone style laminate flooring, and a door into the entrance hallway.

The entrance hallway has an open archway to the stairs which rise to the first floor, herring bone style Karndean flooring, under floor heating, doors into the living room, two bedrooms, and the shower room, and an open archway to the breakfast kitchen.

Recently modernised, the breakfast kitchen has a range of handleless (soft close), wall, drawer and base units in white, with under cabinet lighting, tiled splash backs, and square edge granite effect work surfaces and matching upstands. There is a low level breakfast bar area (ideal for wheelchair users), space for a fridge/freezer, and integrated appliances including: a dishwasher, a fan oven, and an electric hob with a stainless steel extractor over. A large window overlooks the front, there is a bright space for a dining table and chairs (with floor to ceiling windows), herring bone style Karndean flooring, and a door into the utility room.

The utility room has space and plumbing for a washing machine, and space for a dryer. The Veissmann central heating boiler is housed here, and there is a pedestrian door into the garage.

The dual aspect living room has solid wood flooring, a feature multi fuel burner, a vaulted ceiling with a Velux window, windows to the front and rear, and French doors opening to the rear garden. The mezzanine style balcony overlooks this bright room, from the floor above.

The master bedroom has a window to the rear (with fitted shutters), fitted wardrobes, a vertical radiator, and a door into the en-suite shower room. The en-suite shower room is fitted with a walk in shower, a circular wash hand basin with a vanity drawer and cupboards beneath, and a wc. There is a window to the rear, under floor heating, and a column radiator.

The second bedroom on the ground floor is also double in size and has a window to the rear, and built in wardrobes.

The fitted shower room has a walk in shower enclosure, a wash hand basin with a vanity cupboard, and a wc.

On reaching the first floor, the useful study area has a window to the rear pitch, fitted office furniture, book shelves and storage shelving, and access to the mezzanine balcony overlooking the living room. A door leads into the third bedroom/loft room.

The spacious third bedroom/loft room would lend itself a variety of uses and has two Velux windows, plenty of eaves storage space, and power and lighting connected.

OUTSIDE

Occupying a corner plot, the property has an enclosed and well maintained wrap around garden.

There is an attractive hedge feature to the front garden, well stocked flower and shrub beds throughout, a shaped lawn, a raised patio seating area, a magnolia bush, and established trees.

Accessed via a timber gate, there is a courtyard style garden at the rear, and further flower beds, a lawned area, and vegetable plots.

The block paved double driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the GARAGE (with an up and over door, power and lighting connected, a window to the side, a pedestrian door to the utility room, and also housing the consumer unit).

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

Referral Arrangement Note

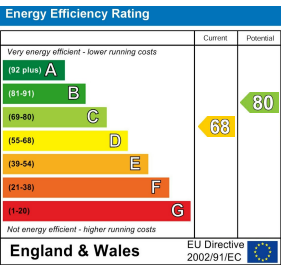
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

