



9 Poppy Close,
Cotgrave, NG12 3UH

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this immaculately well presented detached family home to the market.

The property provides spacious accommodation arranged over three floors including; a large entrance hallway, a spacious living room, a separate study/family room, a dual aspect dining kitchen with a bay window and French doors to the garden, a utility room, and a cloakroom/wc on the ground floor, four bedrooms (one with an en-suite shower room), and a family bathroom on the first floor, and a master suite incorporating a bedroom, dressing room, an en-suite bathroom, and a separate reading area on the second floor.

Presented in show home condition, the property enjoys numerous upgrades throughout, has gas central heating, UPVC double glazing, the remaining balance of the original NHBC warranty, and a recently installed security alarm system. There are attractive landscaped gardens to the front and rear, plus a double driveway and double garage at the side, providing off road parking for a number of vehicles.

Situated at the head of a cul-de-sac, on the popular David Wilson Homes Hollygate Park development, at the edge of the sought after village of Cotgrave, the property enjoys views over the entrance to the country park.

Viewing is essential to appreciate the quality of this superb home!

Guide Price £595,000



ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, Karndean flooring, a double cloaks cupboard, an under stairs storage cupboard, and doors into the kitchen, the living room, the study/family room, the ground floor cloakroom/wc.

The dual aspect kitchen has a range of high gloss (soft close) wall, drawer and base units, with under cabinet and plinth lighting, quartz work surfaces and splash backs, plus an island unit with additional storage and a matching quartz work surface. There is a one and a half bowl sink and drainer unit with a filtered cold water tap over, a breakfast bar area, and integrated appliances including a dishwasher, a fridge/freezer, a fan assisted double oven, and a six ring gas hob. With a bright seating area overlooking the front with a bay window, the kitchen has Karndean flooring, and a further bay area with French doors opening to the rear garden. The wall mounted Gloworm boiler is housed in a cabinet here, and a door opens to the utility room.

The utility room has a continuation of the high gloss wall, drawer and base units, with quartz work surfaces, an inset stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for a condensing dryer. There is Karndean flooring here, and a composite door opening to the garden.

The triple aspect living room has a bay window to the side, a further window to the rear, and French doors opening to the rear. There are media connection points here.

The versatile study/family room has a bay window to the front, with views over the entrance to the country park.

The ground floor cloakroom/wc is fitted with a low flush wc, and a wash hand basin. There is Karndean flooring, and half height tiling to the walls.

On reaching the first floor, the landing has a window to the side, stairs off to the second floor, and doors into four bedrooms, and the family bathroom.

Bedroom two is a good size dual aspect room with windows to the side and rear, fitted wardrobes, and access 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 low flush wc. There is Amtico flooring, half height tiling to the walls, and a heated towel rail.

There are three further double bedrooms to the first floor. Two overlooking the front, one overlooking the rear.

The family bathroom is fitted with a four piece suite in white comprising; a double shower enclosure with a mains fed shower, a panelled bath, a pedestal wash hand basin, and a low flush wc. There is Amtico flooring, half height tiling to the walls, and a heated towel rail.

On the second floor, the landing has a window to the side, a loft access hatch, a large storage cupboard, and access to the master bedroom, dressing room, and reading area.





The bright and spacious master bedroom has a Velux window to the front pitch, a full height Velux window to the rear pitch, and access to the en-suite bathroom. The en-suite bathroom is fitted with a four piece suite comprising; a panelled bath, a fully tiled double shower enclosure, a pedestal wash hand basin, and a low flush wc. There is a Velux window to the front pitch, and Amtico flooring.

The separate dressing room has a range of built in wardrobes and drawers. There are two Velux windows to side pitch.



Finally, the reading area has a Velux window to the front pitch.

OUTSIDE

At the front of the property, the garden is enclosed by a wrought iron fence and hedged boundary and is laid to lawn, with a pathway to the canopied entrance door. A further pathway leads to the driveway.

The tarmac driveway at the side provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE (with two up and over doors, power and lighting connected, and potential for eaves storage).

There is an attractively landscaped garden to the rear of the property, with two patio seating areas, a shaped lawn, and planted flower borders. With walled and fenced boundaries, the garden has external lighting, an external tap, and gated pedestrian access to the driveway.



Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £180.00, 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 F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,702.17.

Cotgrave

The village of Cotgrave offers 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.

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

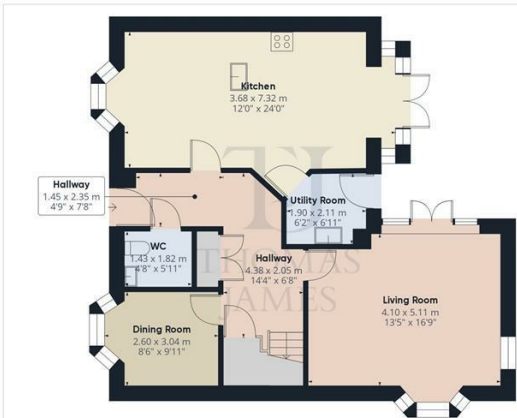
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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.

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		
EU Directive 2002/91/EC		
England & Wales		

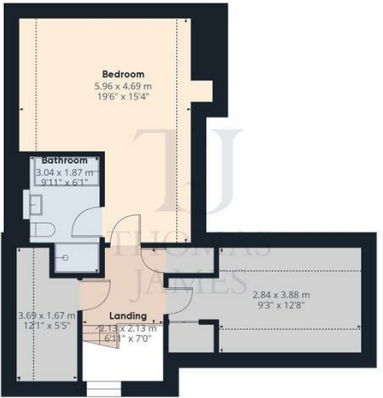
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



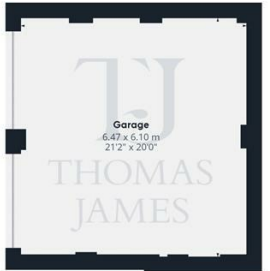
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area ⁽¹⁾
241.56 m ²
2600.14 ft ²
Reduced headroom
10.68 m ²
114.92 ft ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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