



7 Walnut Grove,  
Cotgrave, NG12 3AU



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

The property provides accommodation arranged over three floors including; an entrance hallway, a dual aspect living room, an extended dining kitchen/family room with bi-fold doors opening to the rear garden, plus a utility room, a study, and a wc on the ground floor, three double bedrooms (two en-suite), and a family bathroom on the first floor, plus two further double bedrooms on the second floor.

Benefiting from a security alarm, gas central heating and double glazing, the property has established and well maintained garden to the rear, with views of the church and spire, further gardens to the front, plus a large driveway (with an electric car charging point), and a detached double garage providing off road parking for a number of vehicles.

Occupying a pleasant position on a sought after cul-de-sac, in the popular south Nottinghamshire village, the property is close to the heart of the village, and an excellent range of facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, churches, a leisure centre, golf course and the country park. Main road routes and local transport links provide access to Nottingham and Leicester.

Viewing is recommended.

Guide Price £600,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. This welcoming entrance hallway has stairs off to the first floor, an under stairs storage cupboard, doors into the living room, the dining kitchen/family room, the study, and the ground floor wc.

The dual aspect living room is a good size and has a window to the front and patio doors opening to the rear garden.

The study has a window to the front.

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

At the heart of this home, the extended dining kitchen/family room is a bright and airy room, with a lantern style ceiling over the dining and seating area, spot lighting, and two sets of bi-fold doors opening to the rear garden. The kitchen area has a range of modern high gloss (soft close) wall, drawer and base units in cream, including a pull out pantry cupboard, and an island unit with a breakfast bar and storage. There is under cabinet lighting, a sink and drainer unit, and integrated NEFF appliances including; a dishwasher, a full size fridge, a full size freezer, a "hide and slide" fan oven, a separate combination microwave oven, and a large induction hob with an extractor hood over.

A door leads from the dining kitchen/family room, into the utility room. Here there is a continuation of the high gloss wall and base units in cream, a sink and drainer unit, space and plumbing for a washing machine, and space for a dryer. There is the wall mounted Baxi boiler here, the RCD is also housed here, and a wood door opens to the side.

On reaching the first floor, the landing has a window to the front, a shelved airing cupboard housing the hot water cylinder, stairs off to the second floor, and doors into three double bedrooms, and the family bathroom.

The family bathroom is fitted with a bath, a separate double shower enclosure, a pedestal wash hand basin, and a wc.

Bedroom one has a large feature arch style window to the rear, built in wardrobes, and access to the en-suite bathroom. The en-suite bathroom is fitted with a bath, a separate double shower enclosure, a pedestal wash hand basin, and a wc.

Two further double bedrooms on the first floor both overlook the front, and have fitted wardrobes. One also has an en-suite shower room, which is fitted with a double shower enclosure, a pedestal wash hand basin, and a wc.

On the second floor, the landing has a Velux window to the rear pitch, and doors into two further bedrooms.

Both second floor bedrooms are double in size, have sloping ceilings, a window to the front, a Velux window to the rear pitch, and eaves storage.

## OUTSIDE

The property occupies a good size plot on this quiet cul-de-sac. The block paved driveway to the front provides off road parking for a number of vehicles, and in turn gives access to the entrance door, and the DETACHED DOUBLE GARAGE (with two separate up and over doors, power and lighting connected, and an electric charging point to the outside wall). There is timber gated pedestrian access to the patio area at the side, and the rear garden.

The gardens to the front of the property are laid to lawn, with flower bed borders, and several established trees.

At the rear of the property, the attractively landscaped garden includes a shaped lawn, a number of patio seating areas, well stocked shrub and flower bed borders, and established trees. Timber fence enclosed, the garden enjoys views over the church and spire, has an external tap, external lighting.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,702.17.

## Referral Arrangement Note

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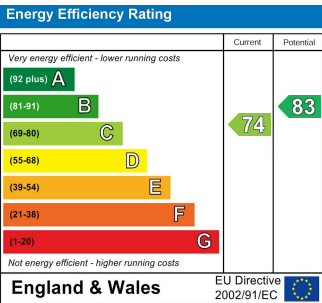


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