

HoldenCopley

PREPARE TO BE MOVED

Poplar Close, Cotgrave, Nottinghamshire NG12 3SN

Guide Price £500,000 - £525,000

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BEAUTIFUL FAMILY HOME...

Introducing this stunning four-bedroom detached home, situated in a sought-after location, close to local amenities, including shops, eateries, schools and Cotgrave Country Park, this residence offers the epitome of modern family living. Upon entering the spacious entrance hall, you'll be greeted by the living room which is adorned with bi-folding doors that seamlessly connect to the inviting dining room, a result of a well-executed extension designed to enhance the light and spacious atmosphere. Illuminated by a skylight lantern and further enhanced by bi-folding doors leading to the rear garden. The dining area is seamlessly integrated into the open-plan kitchen diner, where the harmonious layout fosters a bright and welcoming atmosphere ideal for entertaining loved ones. Completing the ground floor is a large versatile family room, a convenient utility room and a ground floor W/C. Ascend to the upper level, to the large landing area where four generously proportioned double bedrooms await. The master bedroom boasts the luxury of an en-suite, providing a private retreat for relaxation. A stylish family bathroom serves the remaining double bedrooms, ensuring comfort and convenience for the entire family. Outside, the allure continues with a front driveway offering ample off-road parking for multiple vehicles, along with access to the garage. The frontage is adorned with decorative stones, plants, and shrubs, adding to the curb appeal. The rear garden, a landscaped oasis, beckons with its south-facing orientation, artificial lawn, paved patio seating area, and an inviting decked seating area complete with a pergola providing the perfect setting for al fresco dining and entertaining.

MUST BE VIEWED





- Extended Detached House
- Four Double Bedrooms
- Three Spacious Reception Rooms
- Modern Kitchen/Diner
- Utility Room & Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Beautifully Presented
- Sought-After Location





GROUND FLOOR

Entrance Hall

18'4" x 9'1" (max) (5.60m x 2.78m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Family Room

13'0" x 12'10" (max) (3.98m x 3.92m (max))

The family room has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Living Room

21'3" x 11'8" (max) (6.48m x 3.57m (max))

The living room has carpeted flooring, a radiator, a feature fireplace, bi-folding doors providing access to the dining room and a UPVC double-glazed bay window to the front elevation.

Extended Dining Room

12'0" x 11'2" (3.66m x 3.41m)

The dining room has wood-effect flooring, a vertical radiator, recessed spotlights, recessed in-ceiling speakers, a skylight lantern, open access to the kitchen/ diner and bi-folding doors providing access to the rear garden.

Kitchen/Diner

18'8" x 12'4" (max) (5.70m x 3.78m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a drainer and swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor fan, a breakfast bar, partially tiled walls, recessed spotlights, recessed in-ceiling speakers, two radiators, wood-effect flooring and two UPVC double-glazed windows to the rear elevation.

Utility Room

6'8" x 5'6" (2.05m x 1.69m)

The utility room has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, partially tiled walls, recessed spotlights, a radiator, wood-effect flooring and a UPVC double-glazed window to the side elevation.

W/C

6'7" x 4'10" (max) (2.03m x 1.48m (max))

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, partially tiled walls, wood-effect flooring and recessed spotlights.

FIRST FLOOR

Landing

18'5" x 9'9" (max) (5.62m x 2.99m (max))

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

16'10" x 12'7" (max) (5.14m x 3.85m (max))

The main bedroom has carpeted flooring, two radiators, fitted wardrobes, access to the en-suite and two UPVC double-glazed windows to the side and rear elevation.

En-Suite

7'0" x 5'1" (max) (2.15m x 1.57m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'7" x 9'9" (max) (3.86m x 2.99m (max))

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the front and side elevations.

Bedroom Three

11'10" x 9'11" (max) (3.63m x 3.04m (max))

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'8" x 8'5" (3.57m x 2.59m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

9'3" x 7'2" (max) (2.84m x 2.20m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, an in-built storage cupboard, partially tiled walls, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The front of the property has a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear, courtesy lighting, and decorative stones with plants and shrubs.

Garage

19'11" x 10'9" (max) (6.08m x 3.29m (max))

The garage has ample storage space and an up-and-over door.

Rear

The rear of the property has a low-maintenance south-facing enclosed rear garden with an artificial lawn, a decked area with a pergola, a paved patio area, decorative stones, courtesy lighting and fence panelling.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

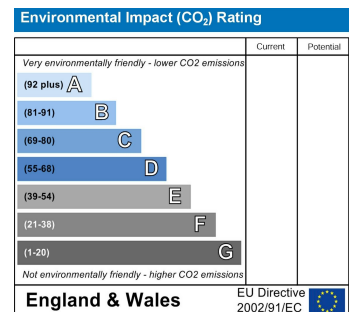
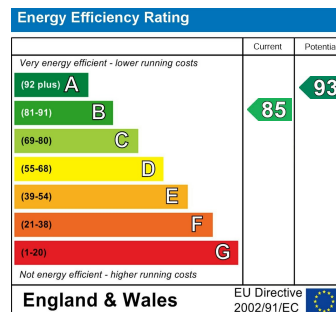
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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