

DISTINCTIVE
HOMES
by



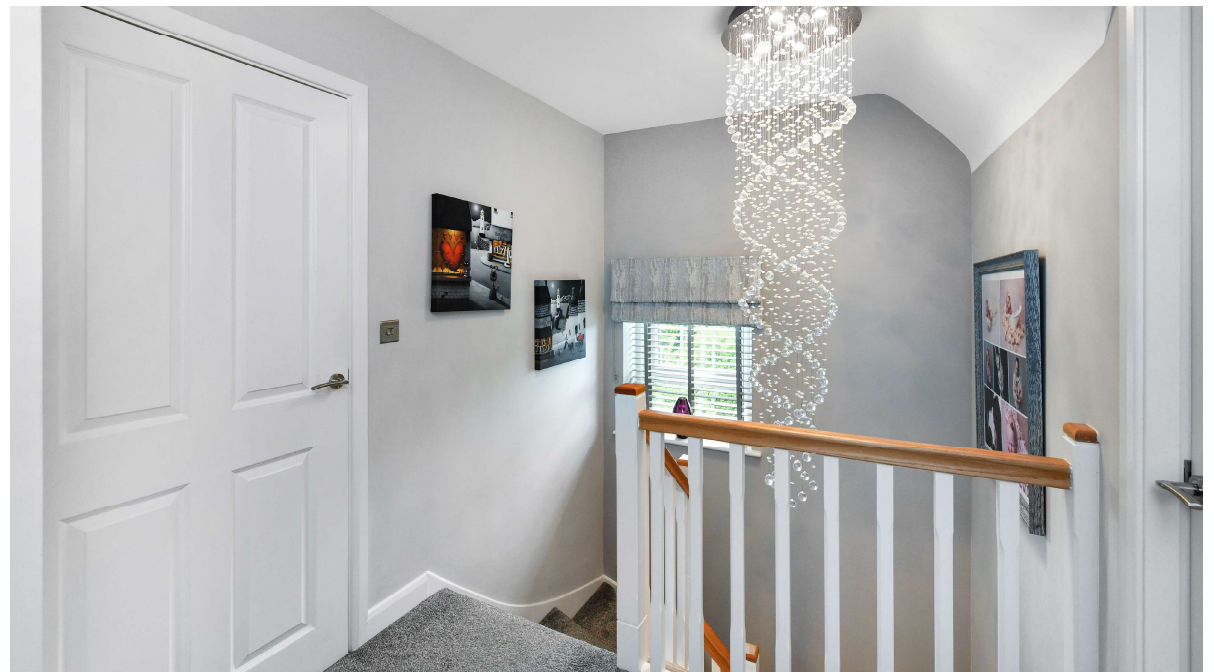
Poppy Close
Cotgrave, NG12 3UH

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A beautifully presented, high-specification detached family home with no onward chain. Situated at the end of a quiet cul-de-sac within this sought-after David Wilson development, this exceptional property enjoys views toward the nearby country park and boasts a range of luxury upgrades and smart-home features throughout.

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The smart-home features include air conditioning, Hive central heating, app-controlled lighting and heating, CCTV, Ring cameras (front and rear), and a remote-access house alarm system.

Upon entering, you're welcomed by a spacious hallway featuring a double cloak cupboard, under-stairs storage, and access to the main living areas and a ground floor WC. A bay-fronted study to the front offers an ideal work-from-home space, fitted with bespoke double desks and cabinetry, plus high-speed fibre internet (up to 1600MB) and CAT5 network points across multiple floors for seamless connectivity.

The dual-aspect living room is a bright and inviting space, complete with a bespoke media wall featuring an electric living flame fire, a bay window, and French doors leading out to the beautifully landscaped rear garden. Designer radiators enhance both comfort and style.

At the heart of the home is an outstanding open-plan kitchen/diner, finished to the highest standard. The kitchen includes upgraded appliances such as a full-height fridge, under-counter freezer, large wine cooler, triple oven, six-ring gas burner, Quooker boiling water tap, undermounted sinks, and striking quartz worktops. A large custom island provides additional storage and prep space, complemented by custom-lit display and drinks cabinets. A walk-in bay with French doors opens onto the rear patio, ideal for indoor-outdoor living and entertaining. The adjoining utility room mirrors the kitchen's sleek aesthetic and includes space for laundry appliances, additional storage, and a side garden entrance.



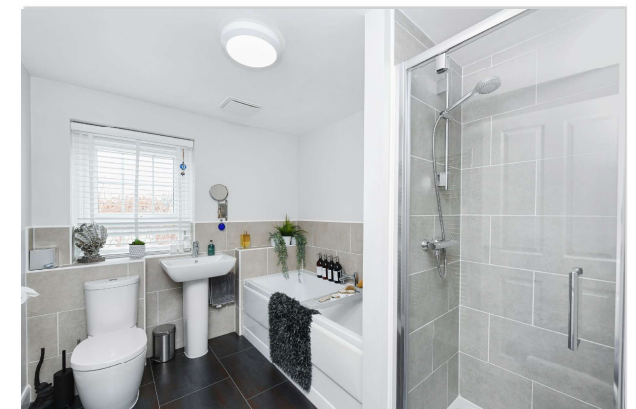


Upstairs, the first floor comprises four generously sized double bedrooms, each with bespoke fitted wardrobes and professionally installed blackout/thermal curtains and blinds for optimal comfort. The principal bedroom overlooks the rear garden and benefits from a private en-suite shower room. The stylish family bathroom features a contemporary four-piece suite with both bath and separate shower, illuminated mirror with shaving point, and designer towel radiator.

The top floor is home to a luxurious master suite featuring a spacious bedroom with en-suite, mirrored wardrobes, walk-in dressing room, and designer radiators. A sixth bedroom, currently configured as a cinema room, features Velux windows, a bespoke media unit, and an integrated snack station, with continued CAT5 connectivity for streaming and smart devices.

Externally, the home sits on a meticulously landscaped plot. The front garden is low-maintenance, and the expansive driveway accommodates up to six cars, leading to a detached double garage with power, lighting, loft space, a composite side access door, and a 7.5kW EV charger. The fully enclosed, south-facing rear garden includes Indian stone paving, multiple patio areas, a pergola, lawn, raised beds, outdoor plug sockets, security floodlights, and hot and cold water feeds—perfect for family living and entertaining year-round.

This home represents the ultimate in modern luxury, blending cutting-edge smart technology with elegant design and premium finishes.





Ground Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)



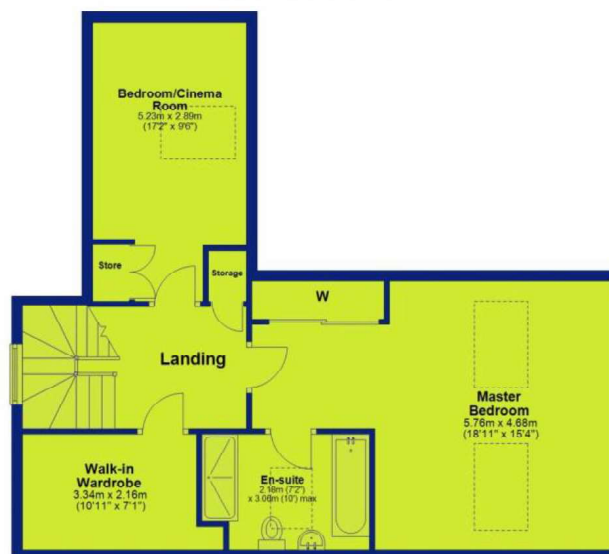
First Floor

Approx. 98.3 sq. metres (1057.6 sq. feet)



Second Floor

Approx. 68.7 sq. metres (739.6 sq. feet)



Total area: approx. 268.8 sq. metres (2893.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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