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FOR SALE

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7 POPPY CLOSE, COTGRAVE, NOTTINGHAM, NOTTINGHAMSHIRE NG12 3UH

£465,000

7 POPPY CLOSE, COTGRAVE, NOTTINGHAMSHIRE NG12 3UH

An immaculate 4 or 5 bedroomed EXTENDED detached family home, situated on the sought after David Wilson Homes Hollygate Park development, on the edge of the village of Cotgrave. The property is presented in show home condition and occupies a cul-de-sac location - within a short walk of the Cotgrave County Park and is easy reach of excellent facilities including schools, shops, churches, and a leisure centre within Cotgrave Village.

The property provides large room accommodation throughout including; entrance hall, main lounge, dining room, study / work from home room, breakfast kitchen which is open plan to the new extension of the garden room with bi-fold doors onto the large patio area of the rear garden, a utility room and cloakroom to the ground floor, with the first floor landing giving access to four double bedrooms (with a dressing area and en-suite shower room) and the family bathroom.

The property also benefits from gas central heating, UPVC double glazing and a fully enclosed 'blank canvas' garden to the rear, with an easy to maintain hedged garden to the front, plus a driveway leading to the GARAGE via the double length driveway providing off road parking for at 2 vehicles.

https://www.cotgravecountrypark.co.uk/

https://www.cotgrave-tc.gov.uk/cotgrave-country-park/

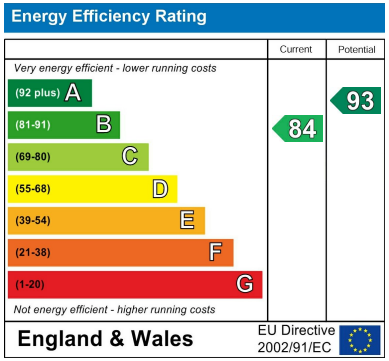
Cotgrave benefits from an excellent range facilities including schools, shops, Churches, a Leisure Centre, Golf Course and, of course, the Country Park.

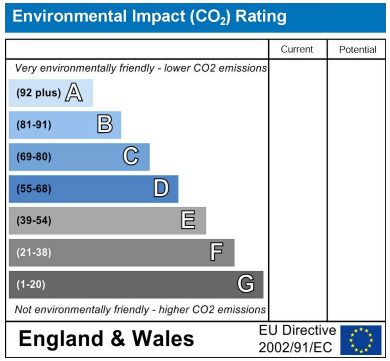


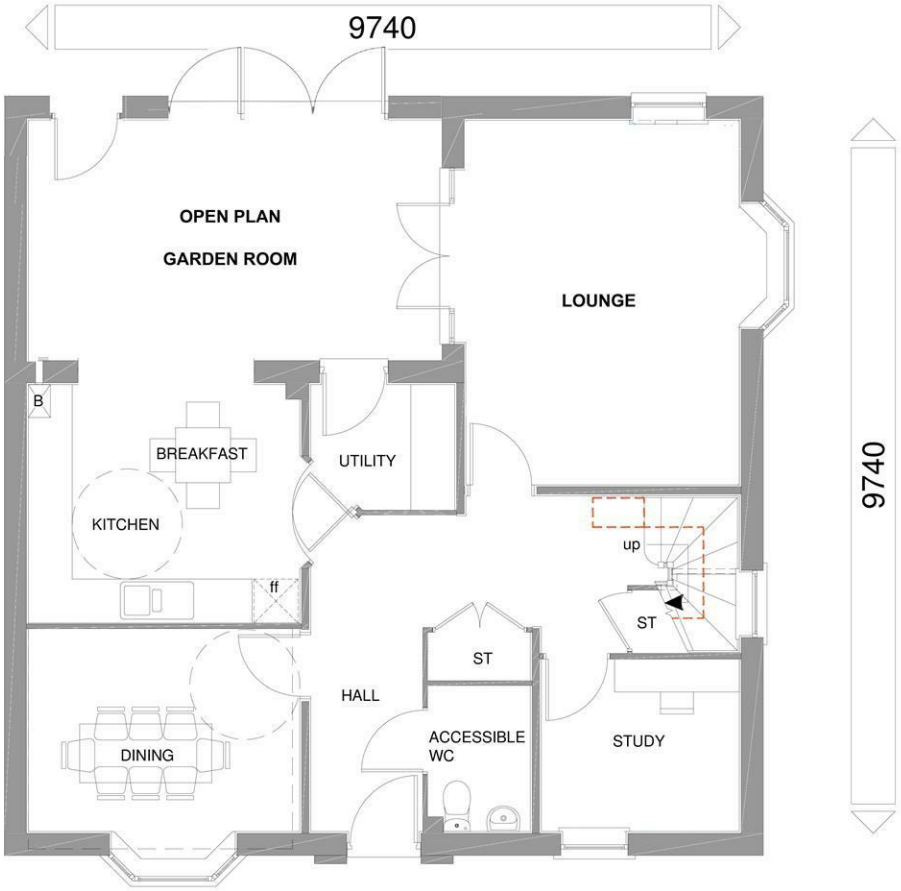


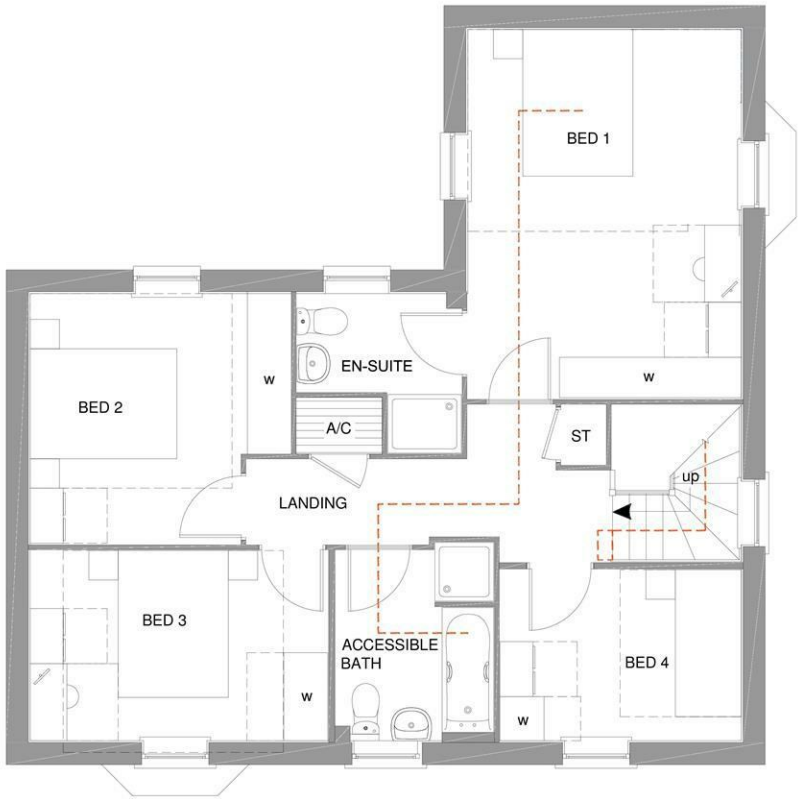
Encore Estate Management Fee - We are advised that there is an annual management charge for the upkeep of the communal areas on the development and we are awaiting this figure from the clients.

Council Tax Band **F**









BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.

For more details, email **sponsorship@hammondpropertyservices.com**



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door into the large

RECEPTION HALLWAY

BREAKFAST KITCHEN
14'0 x 13'0 (4.27m x 3.96m)











GARDEN ROOM
20'6 x 10'0 (6.25m x 3.05m)
with bi-fold doors leading into the rear garden.











DINING ROOM
14'0 x 10'0 (4.27m x 3.05m)

HOME OFFICE - STUDY - PLAYROOM
8'6 x 7'9 (2.59m x 2.36m)











CLOAKROOM

SPACIOUS LOUNGE
16'4 x 13'0 (4.98m x 3.96m)











LARGE LANDING

BEDROOM 1
16'4 x 11'8 (4.98m x 3.56m)

EN-SUITE SHOWER ROOM









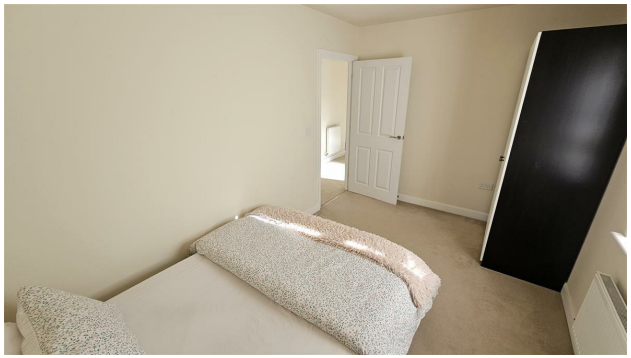


BEDROOM 3
12'0 x 9'0 (3.66m x 2.74m)

BEDROOM 2
11'4 x 11'0 (3.45m x 3.35m)

FAMILY BATHROOM











BEDROOM 4
10'6 x 7'9 (3.20m x 2.36m)

OUTSIDE - FRONT

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OUTSIDE - REAR



















