



14 Colston Gate,  
Nottingham, NG12 3JY



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Thomas James are delighted to offer this modern detached family home to the market. Renovated to a high standard throughout by the current owners, and incorporating many energy efficient elements, this exceptionally green home is A rated, and will prove very economical to run.

The property provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a spacious lounge with open access to a separate dining area with patio doors opening to the rear garden, plus a bespoke fitted kitchen, a utility room, a modern cloakroom/wc, and a second reception room (converted from the original garage and currently used as a gym) on the ground floor, with the first floor landing giving access to four double bedrooms (one with an en-suite shower room, and a separate dressing room), and the four piece family bathroom. There is also useful and accessible attic storage space.

Benefiting from UPVC double glazing, air conditioning, air source heating, under floor heating (to the ground floor), plus solar panels and battery, the property also has an electric vehicle charging point, and a security alarm.

There is a privately enclosed east facing garden to the rear of the property, plus a block paved driveway providing off road parking at the front, and an Asgard bike shed.

Early viewing is highly recommended to appreciate the standard of accommodation offered!

£450,000





## ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has a useful cloaks store area, stairs rising to the first floor, an alarm control panel, and glass panelled doors opening to the second reception room/gym, and the living room.

The bright living room has a large UPVC window to the front, built in bespoke book shelves, and an archway to the dining area. The dining area has a feature light, an air conditioning unit, a door into the kitchen, and patio doors opening to the rear garden.

The kitchen has a range of bespoke Kessler wall, drawer and base units in navy, quartz work surfaces, tiled splashbacks, a double Belfast sink, and integrated appliances including; a slimline dishwasher, a plumbed American style fridge/freezer, a wine fridge, and a Stoves range style cooker. There are windows to the rear, and a door opening to the utility room.

The utility room has a continuation of the base units, with wood work surfaces, and space and plumbing for a washing machine. There are doors into the gym and the ground floor cloakroom/wc, and a UPVC glass panelled door opening out to the side.

The ground floor cloakroom/wc has a high quality suite including a concealed flush wc, and a square wash hand basin. There is tiling to the walls and floor, and an extractor fan.

The second reception room/gym was converted from the integral garage and would lend itself to a multitude of uses. There is a window to the front, a useful under stair storage cupboard, and an air conditioning unit.

On reaching the first floor, the landing has doors opening into all four bedrooms, and the family bathroom.

The family bathroom has a four piece suite including; a freestanding roll top bath, a walk in shower enclosure, a pedestal wash hand basin, and a wc. There is an opaque UPVC window to the rear, and a heated towel rail.

Bedroom one overlooks the front, has an air conditioning unit, access to a WALK IN DRESSING ROOM (with a window the rear, and clothes hanging rails), and an en-suite shower room. The en-suite shower room has a shower enclosure, a wash hand basin, and a wc.

Bedrooms two and four also overlook the front, while bedroom three

overlooks the rear. All have air conditioning units.

From bedroom four, steps rise to the loft space. This loft space is fully boarded, has a plastered ceiling, power and lighting, plenty of storage space, and Velux windows. (Please be aware that there are no building regulations for this loft space).

## OUTSIDE

The block paved driveway at the front of the property provides off road parking. There is a hedged boundary providing privacy, power cabling installed (which would facilitate the installation of electric gates), power points, a bin storage space, an electric vehicle charging point, and an Asgard bike store unit. A secure gate gives access to the side and rear. At the side, there is an external tap and light.

The large east facing garden to the rear of the property is privately enclosed by hedged and fenced boundaries and includes; a good size patio seating area, a shaped lawn, and raised beds.

## Solar Panels

We are advised that the solar panels and battery store (fitted to make the panels as economical and environmentally friendly as possible) are owned outright.

## COTGRAVE

The popular south Nottinghamshire village of Cotgrave enjoys an excellent range of local 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, a golf course, and a country park. There are transport links and main road routes to Nottingham, Leicester, and beyond.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

## 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) <b>A</b>	<b>94</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

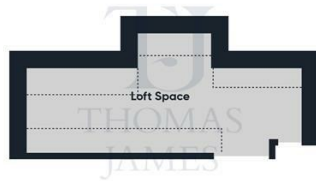
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



Floor 0



Floor 1



Floor 2

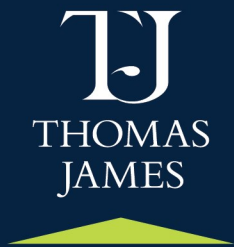
Approximate total area<sup>(1)</sup>  
123.4 m<sup>2</sup>  
1328 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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