



8 Runcie Close,  
Cotgrave, NG12 3TG

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\*\*\* VACANT POSSESSION \*\*\* Thomas James are delighted to offer this extended detached family home to the market.

The property provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a living room with a feature log burner, a beautifully well appointed dining kitchen/family room with a vaulted ceiling and bi-fold doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to three double bedrooms (one with an en-suite wet room), a single bedroom, and the family shower room.

Benefiting from a security alarm, gas central heating, and UPVC double glazing, the property also has fitted shutters to the front windows and the bi-fold doors.

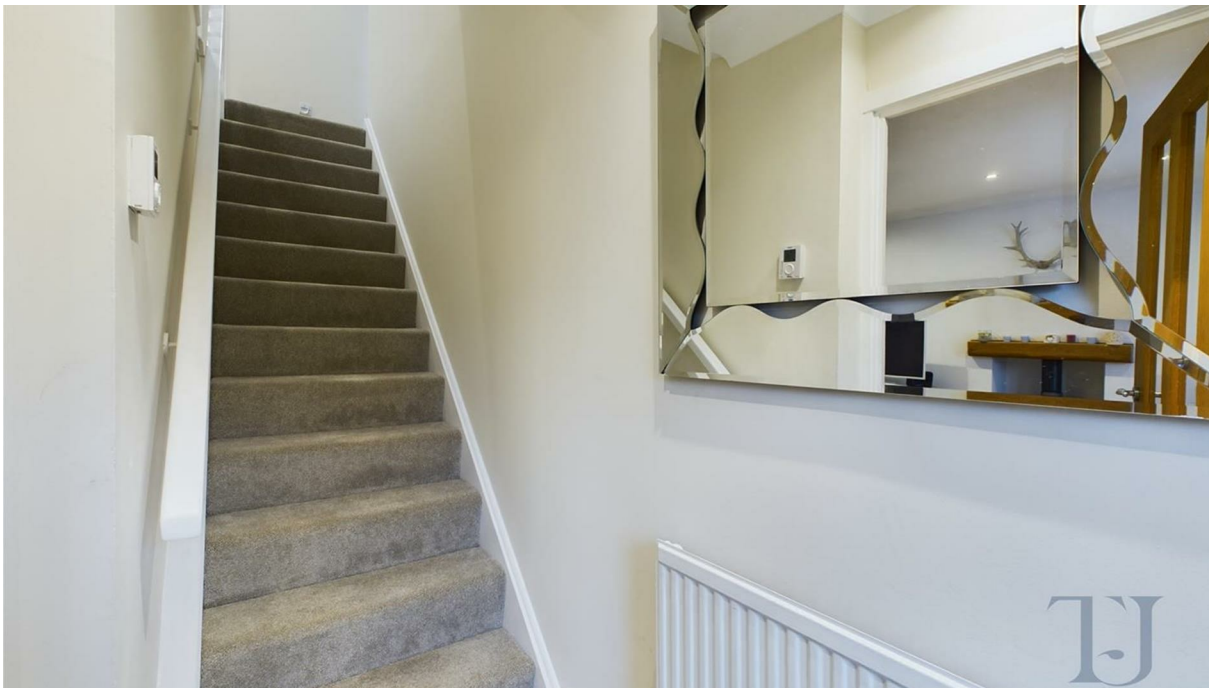
There is a privately enclosed east facing garden to the rear of the property, an attractive low maintenance garden to the front, plus a driveway and integral garage providing off road parking for a number of vehicles.

Located on a sought after cul-de-sac, in the south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Early viewing is highly recommended.

Guide Price £365,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and an oak and glass panelled door opening to the living room.

The living room has a bay window to the front (with fitted shutters), a feature log burner set on a stone hearth with a wood mantle over, and an oak and glass panelled door opening to the dining kitchen/family room.

The extended dining kitchen/family room is a bright and spacious room, with tiled flooring throughout, windows to both sides, Velux windows to the vaulted ceiling, and bi-fold doors (with fitted shutters) opening to the rear garden. The kitchen area is fitted with a contemporary range of high gloss and handleless wall, drawer and base units in white, with quartz effect work surfaces, and under cabinet and plinth level lighting. There is an island unit which houses the large NEFF induction hob (with an extractor hood over), and has a breakfast bar, pop up power points, and a feature light over. A range of integrated appliances here includes a full size NEFF electric oven, a NEFF combination oven, a NEFF warming drawer, a slimline dishwasher, and a fridge/freezer. There is a useful under stairs storage cupboard, and a door that opens to the utility room from the kitchen.

The utility room has wall and base units, a sink and drainer unit, space and plumbing for a washing machine, and space for a dryer. The wall mounted Viessmann combination boiler is housed here, there are doors into the ground floor wc and the integral garage, and a UPVC door opening to the rear garden.

The ground floor wc is fitted with a wc, and a wash hand basin.

On reaching the first floor, the landing has a light tunnel, a useful storage cupboard, a loft access hatch (giving access to the boarded and insulated loft space, with light, above), and doors into three double bedrooms, one single bedroom, and the family shower room.

The family shower room is fitted with a double shower enclosure, and a vanity unit incorporating the concealed flush wc and the wash hand basin. There is a heated towel rail, and spot lights.

Bedroom one is double in size, has a window to the front (with fitted shutters), a Velux window to the vaulted ceiling, and access to an en-suite wet room. The en-suite wet room has a walk in shower area, a low flush wc, and a wash hand basin.

Bedroom three is double in size, has a window to the rear, and exposed floorboards.

Bedroom two is also double in size, and has a window to the front (with fitted shutters).

Currently used as a study, bedroom four is single in size, has a window to the front (with fitted shutters), and a useful overstairs wardrobe.

## OUTSIDE

The driveway at the front of the property provides off road parking for one vehicle, and in turn gives access to the entrance door, and to the INTEGRAL GARAGE (with an up and over door, power and light connected, and a pedestrian door to the utility room). There is an attractive pebbled garden area adjacent, with a central circular paved area, shrub borders, and a timber fenced boundary. A gated pathway leads to the side and rear.

The rear garden is easterly facing and includes; a good size block paved patio seating area, a shaped lawn, and raised bed borders with established shrubs and trees. Timber fence enclosed, the garden has an external tap, an external power point, external lighting, and also houses a timber storage shed.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

## Referral Arrangement Note

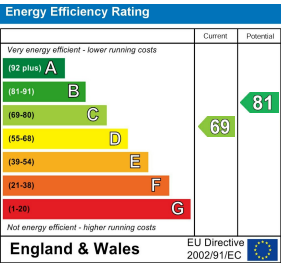
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