



10 Poppy Close,
Cotgrave, NG12 3UH

TJ
THOMAS
JAMES

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** GUIDE PRICE £595,000 to £635,000 **

Thomas James are delighted to offer this immaculately well presented detached family home to the market with NO UPWARD CHAIN.

In "show home" condition throughout, the property provides accommodation arranged over three floors including; a large entrance hallway, a spacious dual aspect living room, a fitted office, a beautiful dining kitchen with a range of integrated appliances, a utility room, and a cloakroom/wc on the ground floor, four double bedrooms (one with an en-suite shower room), and a four piece family bathroom on the first floor, and a master bedroom suite, complete with an en-suite bathroom, and a walk in wardrobe, plus a cinema room/sixth bedroom on the second floor.

Benefiting from gas central heating, UPVC double glazing, and a wealth of high specification additions such as Indian stone patio, custom wardrobes and carpentry, CCTV and Alarm systems. The property has an attractively south facing landscaped garden to the rear, a further garden to the front, a driveway to the side for up to six vehicles, plus a detached double garage.

Situated at the head of a cul-sac, on the sought after David Wilson Homes Holygate Park development, at the edge of the village of Cotgrave, the property enjoys views over the entrance to the country park.

Viewing is essential to appreciate the quality of this superb family home.

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ACCOMMODATION

The composite entrance door opens to the spacious entrance hallway. The entrance hallway has stairs off to the first floor, a double cloaks cupboard, an under stairs cupboard, and doors opening into living room, the dining kitchen, the study, and the ground floor cloakroom/wc.

The well equipped dining kitchen is fitted with a range of high gloss wall, drawer and base units, with under cabinet and plinth level lighting, quartz splash backs and work surfaces. A separate island unit has additional storage and matching quartz work surfaces. There is a sink and drainer unit with a "Quooker" instant boiling water tap, and integrated appliances including an under counter freezer, a full size fridge, a wine cooler, an electric fan assisted triple oven, and a six ring gas burner. There is a door to the utility room, open access to the dining area, and a feature walk in bay area with French doors opening to the rear garden. The dining area has built in lighted display cabinets, a feature light over the table area, and a bay window to the front.

The utility room has a continuation of the wall, drawer and base units, quartz work surfaces, a sink and drainer unit, space and plumbing for a washing machine, and space for a dryer. A composite door opens to the rear garden.

The dual aspect living room has a bay window to the side, a feature media wall (with an electric living flame effect fire, and space for a large flat screen television), and French doors opening to the rear garden.

The study has a bay window to the front, and built in bespoke furniture including a double desk.

The ground floor cloakroom/wc is fitted with a wc, and a pedestal wash hand basin. There are two storage units with quartz surfaces over.

On reaching the first floor, the landing has a window, stairs off to the second floor, feature lights, an airing cupboard, and doors into four double bedrooms, and the family bathroom.

The largest bedroom here overlooks the rear, has bespoke fitted wardrobes, and an en-suite shower room which is fitted with a double shower cubicle, a wc, and a pedestal wash hand basin.

Three further bedrooms here (one overlooking the rear, and two overlooking the front) all have bespoke fitted wardrobes.

The family bathroom is fitted with a four piece suite comprising; a bath, a separate shower enclosure, a pedestal wash hand basin, and a wc.

Ascending to the second floor, the landing has a feature light, a storage cupboard, a window to the side and gives access to a walk in wardrobe (with clothes hanging rails, shoes racks, storage space, and a Velux window to the front pitch), to bedroom six, and to the the master suite.

The master suite has sloping ceilings with Velux windows to both pitches (one of which is floor to ceiling), wardrobes with sliding mirrored doors, and access to the en-suite bathroom. This en-suite bathroom has half height tiling to the walls, and is fitted with a four piece suite comprising; a bath, a double shower enclosure, a pedestal wash hand basin, and a wc.

Completing the accommodation, bedroom six, currently used as a cinema room, has sloping ceilings with Velux windows, and a fitted cupboard (which houses a fridge, has space for a microwave, and a super useful snack store!)

OUTSIDE

Occupying a pleasant plot, the property has a low maintenance garden to the front, with planted shrub beds, a wrought iron fenced boundary to the front, and a pedestrian gate opening to a pathway which leads to the entrance door.

The driveway at the side provides off road parking for up to six vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE (with two up and over doors, power and lighting connected, storage racking, boarded roof space, and a composite door to the rear garden). The garage also houses a 7.5Kw car charger which can extend to the drive, and gated pedestrian access to the rear garden.

The attractively landscaped rear garden includes; extended patio seating areas, raised flower and shrub beds, a shaped lawn, and a further seating area with a timber pergola over. With walled boundaries, the garden has external lighting, external power points, and and a hot and cold feed tap.

Luxury, High Specification Additions

Added by current owners, these additions include: air conditioning to all floors, luxury flooring, bespoke wardrobes and office furniture, plus enhanced security features including CCTV, a security alarm, and external security lighting.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £170.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,526.15.

Cotgrave

Cotgrave offers 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, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

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

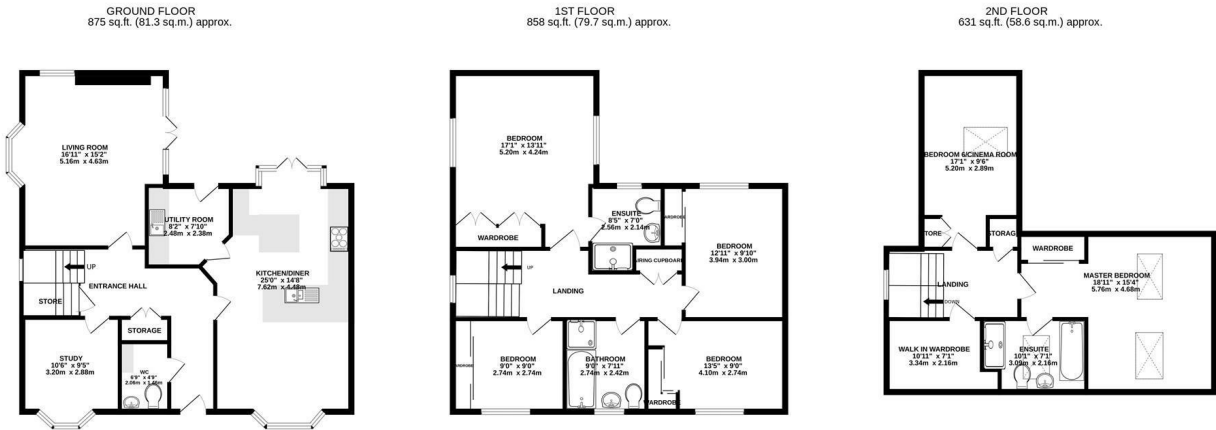
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MONEY LAUNDERING

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2364 sq.ft. (219.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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