



29 Daisy Close,
Cotgrave, NG12 3QL

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Thomas James are delighted to offer this immaculately well presented detached family home to the market.

Extended to the ground floor, the property provides spacious accommodation including; an entrance hallway, a large living room, an inviting open plan kitchen/diner/family room with a range of integrated appliances and bi-fold doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a contemporary fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a privately enclosed south west facing rear garden, a further garden to the front, and a driveway providing off road parking. The original garage has been converted to a multi purpose room, with insulation, power and electrics, and French doors opening to the garden.

Situated in a cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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 and Leicester.

Viewing is essential. This is a property not to be missed!!

Offers Over £320,000





ACCOMMODATION

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

The spacious extended living room has a bay window to the front, a feature open fireplace, an under stairs storage cupboard, and oak and glass panelled bi-fold doors opening to the kitchen/diner/family room.

The open plan kitchen/diner/family room is the heart of this home. The kitchen area has a range of cream wall, drawer and base units, tiled splash backs and wood effect square edge work surfaces, and integrated appliances including; a dishwasher, a washing machine, a dryer, an under counter fridge, an under counter freezer, a wine cooler, a double fan oven, and a five ring gas hob with an extractor hood over. The wall mounted Worcester Bosch combination boiler is housed here, there are UPVC bi-folding doors opening to the rear garden, plus a UPVC door opening to the side, and a window to the side.

Accessed from the open plan kitchen/diner/family room, the ground floor wc has a concealed flush wc, and a wash hand basin set in a vanity unit.

On reaching the first floor, the landing has a store cupboard, a loft access hatch (giving access to the partially boarded and insulated loft space above), and doors into all three bedrooms, and the family bathroom.

There are two double bedrooms, one overlooking the front, and one overlooking the rear. Both have wardrobes with mirrored sliding doors. The single bedroom overlooks the front.

Completing the accommodation, the family bathroom is fully tiled and fitted with a three piece suite in white including; a panelled bath with a rainfall shower and a glazed screen over, and a vanity unit housing the wash hand basin and the concealed flush wc. There is also a heated towel rail.

OUTSIDE

To the front of the property, there is a lawned garden.

The driveway at the side provides off road parking for up to three vehicles. There is gated access to the rear garden.

The south west facing rear garden includes; an attractive decked seating area, a shaped lawn, and shrub beds and borders. Timber fence enclosed, the garden has an external tap, external power, and external lighting, and houses a timber storage shed.

A lean-to shed at the side of the property provides useful extra storage space.

The original garage has been converted to a useful multi purpose room, with insulation, power, lighting and electrics, laminate flooring, base units, and French doors opening to the garden.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

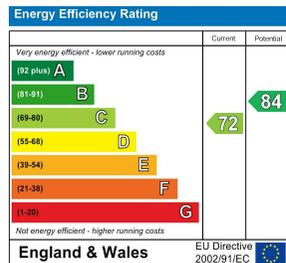
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DISCLAIMER NOTES

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MONEY LAUNDERING

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