



2 Tulip Close,
Cotgrave, NG12 3SX

TJ
THOMAS
JAMES

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This modern detached home provides well presented and versatile accommodation that will suit a busy family!

Arranged over two floors, the accommodation includes; an entrance hallway, a dual aspect sitting room with French doors opening to the rear garden, a study, a dining room/playroom, a dining kitchen with an extensive range of integrated appliances, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with a dressing area and an en-suite shower room), and the fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property occupies a large corner plot and enjoys enclosed gardens to the rear, further gardens to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated on the sought after Hollygate Park development, on the edge of the south Nottinghamshire village Cotgrave, the property is within easy reach of the country park, and close to facilities in the village including; primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

£429,995





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the sitting room, the dining room/playroom, the study, the dining kitchen, and the ground floor wc.

The dual aspect sitting room has a bay window to the front, a contemporary electric fire, and French doors with windows to both sides opening to the rear garden.

The dining room / playroom also has a bay window to the front, whilst the study overlooks the side.

The ground floor wc has a low flush wc, and a pedestal wash hand basin.

The dining kitchen is fitted with a range of wall, larder, drawer and base units, and roll edge work surfaces. There is a stainless steel sink and drainer unit with a mixer tap over, and integrated appliances including: a dishwasher, a fridge, a freezer, a wine cooler, an oven and microwave, and a five ring gas hob with an extractor hood over. There is a window to the side, a door into the utility room, and French doors opening to the rear garden.

The utility room has space and plumbing for a washing machine, and space for a tumble dryer. The wall mounted boiler is housed here, and there is a window to the side.

On reaching the first floor, the landing has a loft access hatch, and doors into all four bedrooms, and the family bathroom.

Bedroom one overlooks the front, and has doors into the en-suite shower room, and the dressing area. The dressing area has built in wardrobes, the en-suite shower room has a window to the front, and is fitted with a shower cubicle, a pedestal wash hand basin, and a low flush wc.

Bedroom two overlooks the side, and has built in wardrobes.

Bedroom three overlooks the front, and bedroom four overlooks the side.

Completing the accommodation, the family bathroom has a window to the side, and is fitted with a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc.

OUTSIDE

To the front of the property there is a lawned garden, and a paved pathway leading to the canopied entrance door.

At the side of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (With an up and over door, power and lighting connected, and a pedestrian door opening to the rear garden).

The rear garden is enclosed by timber screen fencing, and is laid mainly to lawn, with a patio seating area.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £180.00, 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 E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,132.60.

Referral Arrangement Note

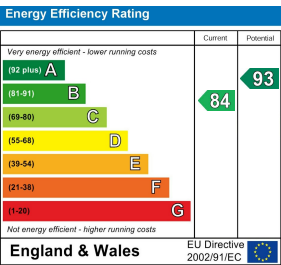
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