



4 Bluebell Avenue,
Nottingham, NG12 3SS

4 Bluebell Avenue, Nottingham, NG12 3SS

This semi detached town house provides well presented accommodation throughout, and will make a perfect home for a growing family.

Arranged over three floors, the versatile and spacious accommodation includes; an entrance hallway, a cloakroom/wc, and an open plan kitchen/dining/living space with French doors opening to the rear garden on the ground floor, two bedrooms (one of which could be used as a second living area), and a family bathroom on the first floor, and two further bedrooms (one with an en-suite shower room) on the second floor.

Benefiting from gas central heating, UPVC double glazing, and the remaining balance of the original NHBC warranty, the property has a low maintenance landscaped garden to the rear, a further garden to the front, plus a tandem driveway and detached single garage at the side providing off road parking for a number of vehicles.

Situated on the popular Hollygate Park development, on the outskirts of the highly regarded south Nottinghamshire village of Cotgrave, the property enjoys a cul-de-sac position at the edge of the country park, and is within easy reach of a wealth of facilities in the village, and local transport links.

Offered to the market with no upward chain. Viewing is recommended.

£330,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, Amtico flooring, and doors into the cloakroom/wc, and the open plan kitchen/dining/living space.

The cloakroom/wc has a low flush wc, and a pedestal wash hand basin.

In the open plan kitchen/dining/living space, the kitchen area has a range of wall, drawer and base units in cream, wood effect work surfaces, a one and a half bowl sink and drainer unit, space and plumbing for a washing machine, a dishwasher, and a fridge/freezer, plus a built in fan oven, and a gas hob. The wall mounted Ideal boiler is housed in a cabinet here, there is a large store/pantry cupboard, and open access to the dining/living space. French doors (with full height windows to both sides) open out from the dining/living space, to the rear garden.

On reaching the first floor, the landing has a window to the front, stairs off to the second floor, an airing cupboard housing the hot water cylinder, and doors into two bedrooms, and the family bathroom.

The large double bedroom here overlooks the rear, and would lend itself for use as a further living room if required. The single bedroom, is currently used as a study.

The family bathroom has a three piece suite in white comprising; a bath, a pedestal wash hand basin, and a low flush wc.

The second floor landing has a store cupboard, and doors into two further bedrooms.

The master bedroom overlooks the rear, and has an en-suite shower room with a double shower enclosure, a pedestal wash hand basin, and a low flush wc.

Completing the accommodation, the second bedroom on this floor has two windows to the front, and built in wardrobes.

OUTSIDE

At the front of the property there is a pebbled garden, with a pathway leading to the canopied entrance door (with a porch light).

The tandem driveway at the side of the property provides off road parking for up to three vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, and power and lighting connected). There is gated pedestrian access to the rear garden.

The north facing rear garden has been landscaped and includes; a larger than average patio seating area with sandstone tiles, and a shaped artificial lawned area. Timber fence enclosed, the garden has an external light, and an external tap.

Encore Estate Management Fee

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 C. Rushcliffe Borough Council.

Amount Payable £2,236.45

Referral Arrangement Note

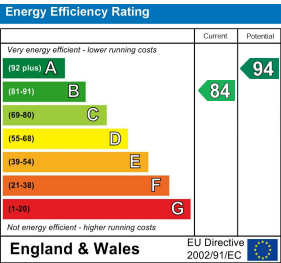
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

