



21 Bramble Way,  
Cotgrave, NG12 3NN



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This immaculately well presented semi detached family home provides spacious accommodation arranged over two floors including an entrance hall, a living room, a kitchen/diner with a range of integrated appliances, plus a store and an office/drying room on the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a privately enclosed south facing garden to the rear, further gardens to the front and side, plus a driveway providing off road parking.

Situated in a quiet cul-de-sac in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of an extensive range of local facilities 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.

Early viewing is highly recommended.

£220,000





## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

With canopy over, opening to the:-

### Entrance Hall

Radiator, ceiling light point, vinyl laminate effect flooring, stairs off to the first floor, under stairs storage cupboard.

Doors into the living room and the kitchen/diner.

### Living Room

UPVC double glazed window to the front elevation with made to measure blinds, ceiling light point, radiator, coving to the ceiling, feature marble fire surround (gas point currently capped off here), digital aerial and Sky connection point.

### Kitchen/Diner

Fitted with a range of wall, drawer and base units in white, tiled splash backs and square edge work surfaces, square stainless steel sink unit with a mixer tap over, space and plumbing for a washing machine.

Integrated appliances include a dishwasher, a fridge/freezer, a microwave, an electric oven, and an induction hob.

Attractive Island unit with base cupboard in grey, a six seater breakfast bar area, and a feature light over.

UPVC double glazed window to the side elevation with made to measure blind, vinyl laminate effect flooring, door to the store cupboard, UPVC double glazed French doors opening to the garden.

### Store Room

Housing the wall mounted Gloworm boiler, vinyl laminate effect flooring, door to the:-

### Drying Room / Office

Power and light connected, wood flooring, radiator.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

UPVC double glazed window to the side elevation with made to measure blind, ceiling light point, loft access hatch (giving access to the partially boarded loft space above).

Doors into the bathroom and three bedrooms.

### Bathroom

Fitted with a vanity unit incorporating the wash hand basin and the concealed flush wc, plus a panelled bath with a shower and glazed screen over.

Opaque UPVC double glazed windows to the side and rear elevations with made to measure blinds, tiling to the splash backs, laminate effect vinyl floor covering, two ceiling light points, chrome heated towel rail.

### Bedroom One

UPVC double glazed window to the rear elevation with made to measure blind, ceiling light point and fan, radiator, exposed floor boards, wardrobe with clothes hanging rails.

### Bedroom Two

UPVC double glazed window to the front elevation with made to measure blind, ceiling light point, radiator, exposed floor boards.

### Bedroom Three

UPVC double glazed window to the front elevation with made to measure blind, ceiling light point, radiator, over stairs wardrobe, exposed floor boards.

## OUTSIDE

The block paved driveway (accessed via Burhill) at the front of the property provides off road parking. There is a lawned garden adjacent with a timber fenced and hedged boundary.

There is gated access to a pathway at the side of the property which leads to a paved seating area, and eventually to the south facing rear garden.

At the rear of the property the garden includes a attractive stone chipped seating area, a shaped lawn, and mature shrub beds. Timber fence enclosed, the garden has an external tap and external lighting, and houses a timber shed and a brick outhouse.

### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

### Directions

Bramble Way can be located off Ringleas, Cotgrave.

### Referral Arrangement Note

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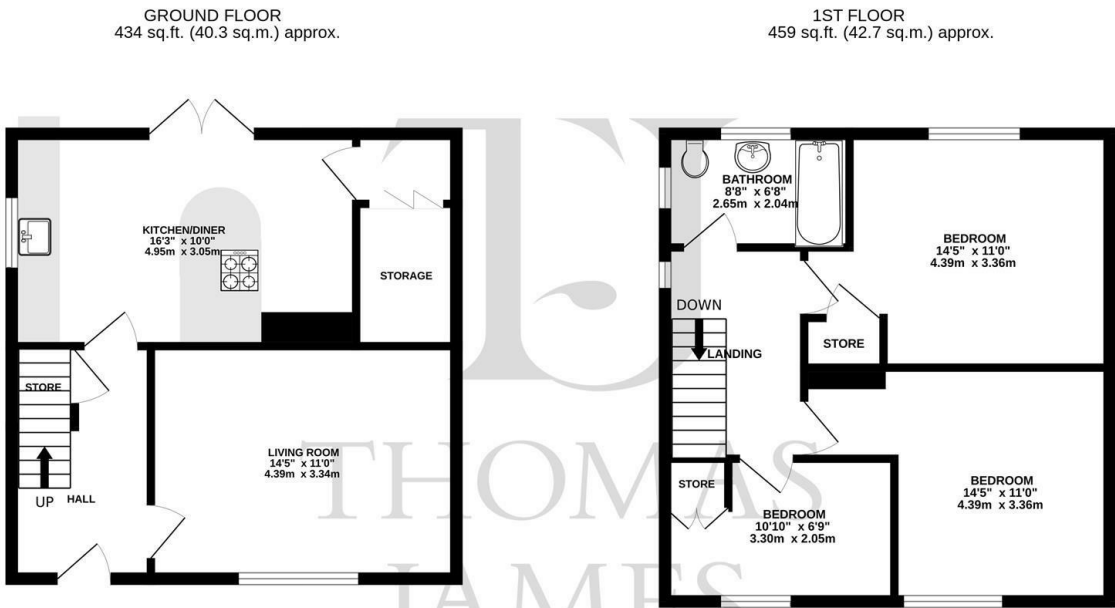
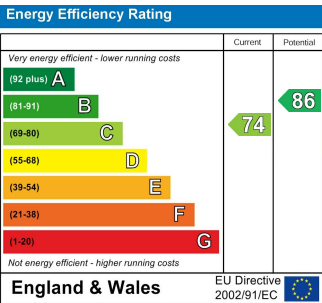


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MONEY LAUNDERING

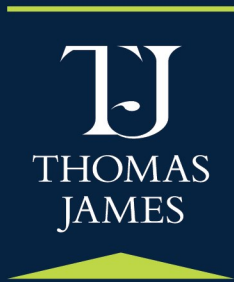
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TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

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

Tel: 0115 989 9757  
Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

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