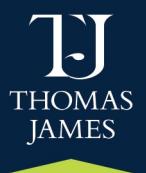




21 Bramble Way,
Cotgrave, NG12 3NN



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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

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Merchants 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.

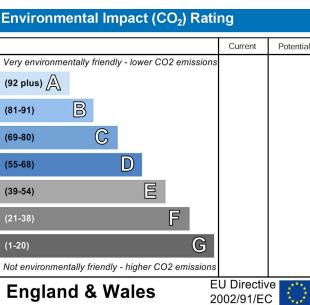
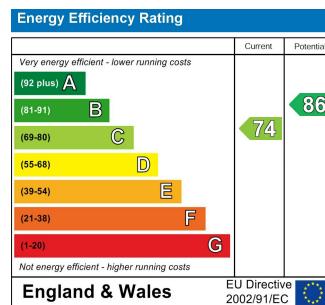


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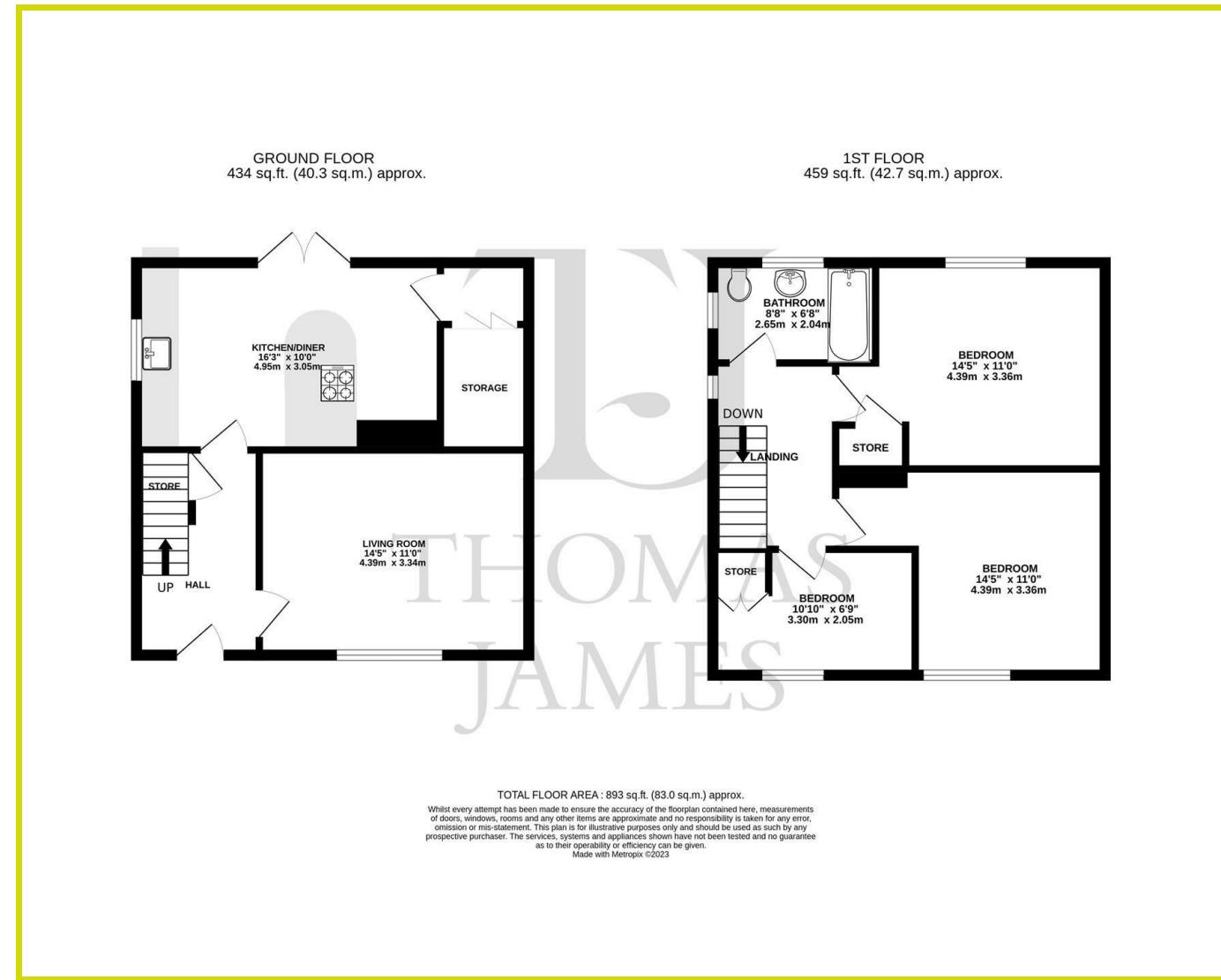
MONEY LAUNDERING

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.



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

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