



4 Bramble Way,
Cotgrave, NG12 3NN

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This semi detached family home provides spacious and well presented accommodation arranged over two floors which includes an entrance porch, a hallway, a living room, and a dining kitchen on the ground floor, with the first floor landing giving access to three good size bedrooms and a modern fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a privately enclosed garden to the rear, and a further garden to the front. A shared driveway at the side gives access to a parking space and a single garage.

Situated 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.

Offered to the market with no upward chain. Early viewing is highly recommended.

(An option to buy the property furnished is offered).

Guide Price £220,000





Directions

Bramble Way can be located off Ringleas, Cotgrave.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Porch

UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, radiator, glass panelled door into the:-

Hallway

Stairs off to the first floor, under stairs storage area (housing the consumer unit), radiator, ceiling light point, doors into the living room and the dining kitchen.

Living Room

UPVC double glazed window to the front elevation with a made to measure blind, laminate flooring, ceiling light point, radiator, feature electric fire.

Dining Kitchen

Fitted with a contemporary range of wall, drawer and base units in cream, wood work surfaces, sunken sink with a mixer tap and a wood drainer, integrated appliances include a washing machine, a dishwasher, a fridge/freezer, an electric oven, and an induction hob with a stainless steel extractor hood over.

UPVC double glazed window to the rear elevation with a made to measure blind, breakfast bar area, vertical radiator, chrome switches and sockets (with USB ports), laminate flooring, UPVC door opening to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch (to the partially boarded and fully insulated loft space above), doors into three bedrooms, and the family bathroom.

Family Bathroom

Fitted with a three piece suite in white including a vanity unit incorporating the concealed flush wc and the wash hand basin, plus a panelled bath with a shower over (with separate rainfall and hand held shower heads).

Opaque UPVC double glazed windows to the rear and side elevations, shaver point, half height tiling to the walls, tiled flooring, wall mounted mirror fronted cabinet, ceiling spot lights, chrome heated towel rail.



Bedroom One

UPVC double glazed window to the rear elevation, radiator, ceiling light point, airing cupboard housing the Worcester Bosch combination boiler.

Bedroom Two

UPVC double glazed window to the front elevation, radiator, ceiling light point, laminate flooring.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, ceiling light point.

OUTSIDE

There is timber gated access to the garden at the front of the property, which is laid mainly to lawn with a fenced and hedged boundary, and a pathway to the entrance door (with a porch light).

At the side of the property, the shared driveway provides access to the SINGLE GARAGE with a parking space in front. There is timber gated access to the rear garden.

The rear garden includes a decked seating area, and a shaped lawn. Timber fence, and a timber garden shed.

Brick Built Single Garage

With an up and over door. A brick built coal shed attached provides an ideal storage space.

"Furnished" Option

The vendors have indicated that they would be happy to sell the property "furnished", with all of the furniture, and items such as crockery, being offered to the interested party, by separate negotiation.

For more information, contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,558.33.

Referral Arrangement Note

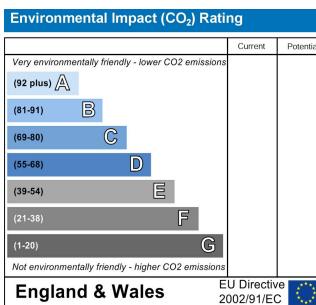
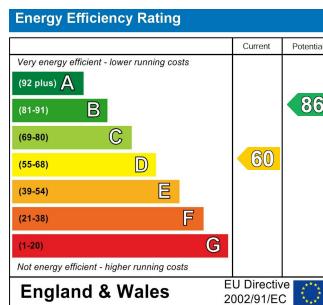
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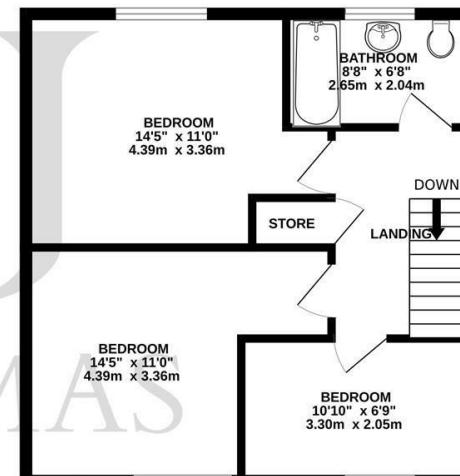
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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements or doors, windows, rooms and any other items shown, 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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