



24 Bakers Close,
Cotgrave, NG12 3RG

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this modern end town house to the market.

Built in 2009 by Miller Homes, the property provides immaculately well presented accommodation arranged over three floors including an entrance hall, a kitchen/diner, a living room with Bifold doors opening to the rear garden, plus a wc on the ground floor, three bedrooms and a Jack & Jill bathroom on the first floor, and a master bedroom with a dressing area and an en-suite shower room on the second floor.

Benefiting from a security alarm, UPVC double glazing, and gas central heating, the property enjoys privately enclosed gardens to the rear, plus a garage and driveway providing off road parking.

Situated in a quiet cul-de-sac in the sought after village of Cotgrave, the property is within easy reach of excellent local facilities including the recently built state of the art doctors surgery and library hub, plus primary schools, shops, a leisure centre, golf course and country park.

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

Asking Price £295,000





Directions

Bakers Close can be located off Plumtree Road, Cotgrave.

GROUND FLOOR ACCOMMODATION

Canopied Composite Entrance Door

With decorative glass panel and a porch light, opening to the:-

Entrance Hall

Fitted door mat, ceiling light point, radiator, stairs off to the first floor, under stairs storage cupboard, doors into the living room, the kitchen/diner and the ground floor wc.

Ground Floor WC

Fitted with a low flush wc with hand basin incorporated in the cistern.

Opaque UPVC double glazed window to the front elevation, radiator, ceiling light point, vinyl tiled effect flooring, area for cloaks, wall mounted consumer unit.

Kitchen/Diner

KITCHEN AREA:- Fitted with a range of matching wall, drawer and base units in white, roll edge work surfaces and matching upstands, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, built in electric fan oven, and a four ring gas hob with a stainless steel splash back and extractor hood over.

UPVC double glazed window to the front elevation, wall mounted Ideal Logic central heating boiler housed in a cabinet, tiled flooring, ceiling spot lights, open access to the:-

DINING AREA:- Ceiling light point, radiator.

Living Room

A spacious room with a SKY connection point, two radiators, ceiling light point, and a bay area with UPVC floor to ceiling windows and aluminium bifold doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, airing cupboard housing the hot water cylinder, stairs off to the second floor, doors into three bedrooms and the Jack & Jill bathroom.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point, door to the:-

Jack & Jill Bathroom

Fitted with a panelled bath with a mains fed shower and tiling to the splash backs, a pedestal wash hand basin, and a low flush wc.

Radiator, ceiling spot lights. tiled effect vinyl floor covering, doors also to bedroom two and the first floor landing.

Bedroom Three

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

Bedroom Four

(Currently used as an office) UPVC double glazed window to the front elevation, radiator, ceiling light point.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Ceiling light point, door to the:-

Master Bedroom

(With sloping ceiling) UPVC double glazed window to the front elevation with a made to measure blind, eaves storage cupboard, radiator, ceiling light point, archway to the:-

DRESSING AREA:- With radiator, fitted wardrobes, ceiling light point, loft access hatch, and door to the:-

En-Suite Shower Room

Fitted with a double shower enclosure with a mains fed shower, a pedestal wash hand basin, and a low flush wc.

Velux window to the rear pitch, half height tiling to the walls, radiator, ceiling spot lights, shaver point.

OUTSIDE

At the front of the property there are attractive stone chipped beds, and a short path to the canopied entrance door.

The rear garden is timber fence enclosed and includes a patio seating area, ideal for entertaining, with a shaped lawn beyond. A pathway leads through the garden to the timber gate which gives access to the driveway and the SINGLE GARAGE. The garden has an external tap and light.

Single Garage

With an up over and door, an external security light, power and lighting, an independent fuse box, eaves storage (not boarded).

There is a parking space immediately in front of the garage.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,337.50.

Referral Arrangement Note

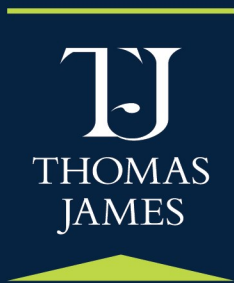
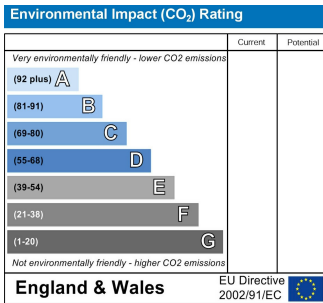
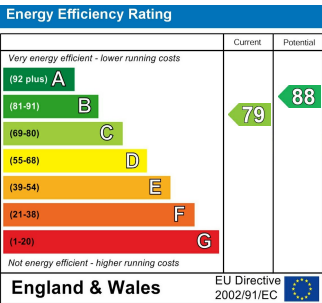
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