



27 Bakers Close,
Nottingham, NG12 3RG

TJ
THOMAS
JAMES

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This modern three bedroom semi-detached house occupies a popular cul-de-sac location, and offers a perfect blend of modern living and family-friendly convenience.

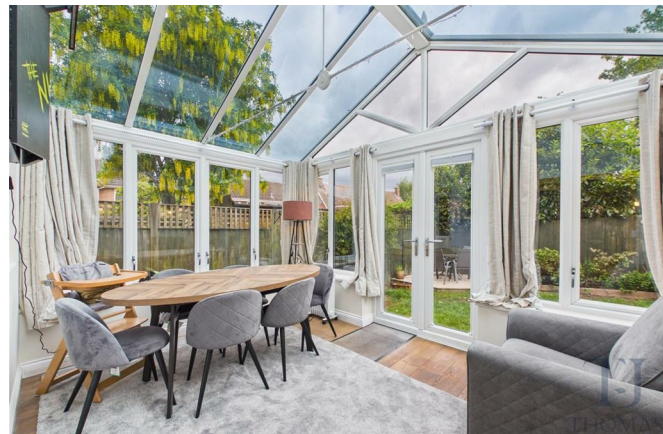
The spacious accommodation has been thoughtfully designed to maximise both space and comfort, featuring gas central heating and UPVC double glazing throughout.

The property boasts an attractive private rear garden and has ample off road parking to the front, which includes an electric car charging point, demonstrating the forward-thinking nature of this home and its suitability for environmentally conscious buyers.

The property is located within a peaceful cul-de-sac close to the heart of the village of Cotgrave with excellent access to local amenities, primary schools, and transport links.

This three bedroom semi-detached house represents an outstanding opportunity that should not be missed.

£290,000





ACCOMMODATION

The accommodation comprises a welcoming entrance hall that leads to a spacious living room, perfect for relaxation and entertaining, with oak bifold doors to a modern conservatory with access the rear garden. An attractive while well-appointed kitchen provides ample storage and workspace for the modern family. There is also a useful WC completing the ground floor accommodation.

Ascending to the first floor, you will discover three generously proportioned bedrooms, with the master bedroom benefiting from the added luxury of an ensuite shower room. The two additional bedrooms are versatile in their use, suitable as children's rooms, guest accommodation, or even a home office for those who work remotely. The family bathroom completes the first floor accommodation, featuring modern fixtures and fittings that complement the overall quality of this home.

OUTSIDE

There is a private rear garden, laid mainly to lawn with a rear decking area ideal for Al-fresco dining. There is a pathway to the side of the property giving access to the front, where there is a useful timber storage shed, as well as a raised vegetable plot.

At the front of the property there is a double width private driveway, providing off road parking for multiple vehicles. There is a EV car charging point here too.

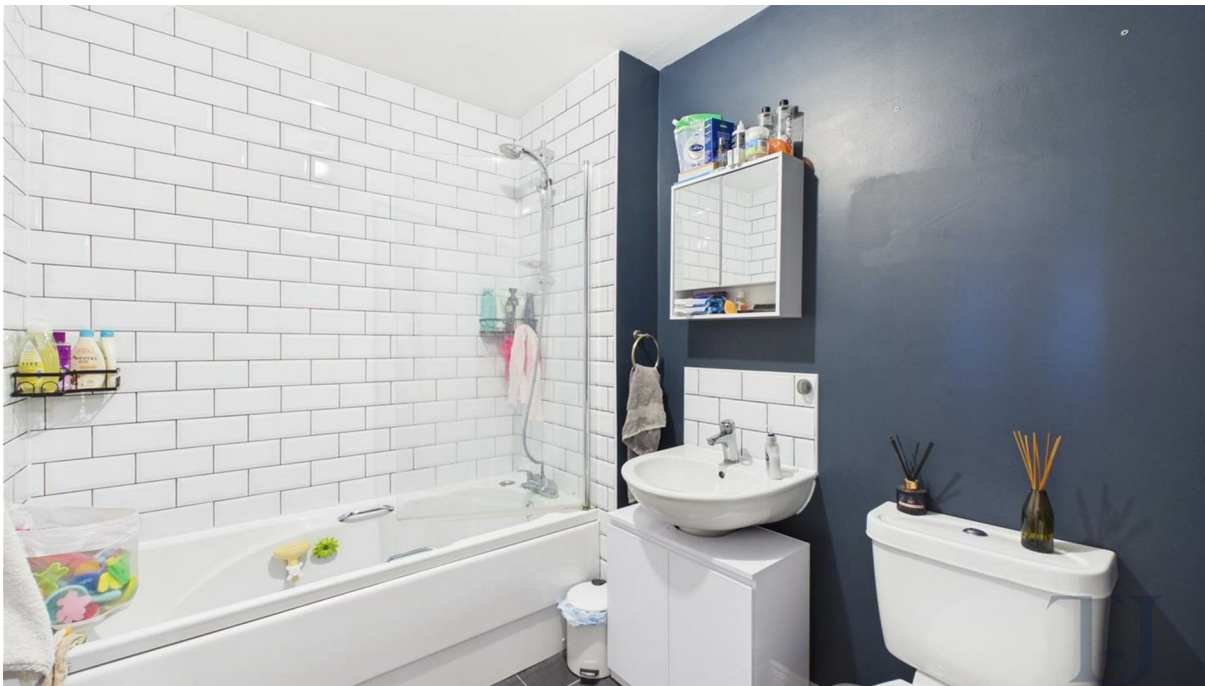
LOCATION

Situated in a sought after cul-de-sac in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities the village has to offer including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are local transport links and main road routes to Nottingham, Leicester, the surrounding villages, and further afield.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,366.30



DISCLAIMER NOTES

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MONEY LAUNDERING

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 78 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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

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

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