



36 Broadmeer,  
Cotgrave, NG12 3JB



# 36 Broadmeer, Cotgrave, NG12 3JB

Thomas James are delighted to offer this immaculately well presented semi detached family home to the market.

The property provides spacious accommodation arranged over two floors including; an entrance hall, a dual aspect living room, a contemporary fitted kitchen with French doors opening to the rear garden, plus a utility room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, the family bathroom, and a separate wc.

Benefiting from gas central heating and UPVC double glazing, the property occupies a larger than average plot with a privately enclosed garden to the rear (complete with a summer house/office), a further garden to the front, plus a driveway providing off road parking for one vehicle.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent local facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, 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 recommended.

## Offers Over £240,000





### ACCOMMODATION

The recently installed composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there are doors into the dual aspect living room and the contemporary fitted kitchen.

The good size dual aspect living room has windows to the front and rear, and a built in desk area.

Fitted with a range of modern high gloss wall, drawer and base units, and square edge work surfaces, the kitchen has an integrated dishwasher, plus an integrated double oven, and an electric hob. There is a window to the side, and French doors opening to the rear garden.

The utility room has wall units, space and plumbing for a washing machine, space for a dryer, and a window to the front.

On reaching the first floor, the landing has a store/airing cupboard, and doors into two double bedrooms, a single bedroom, the family bathroom, and a separate wc.

Bedrooms one and two are double in size. Bedroom one overlooks the front and has a walk in fitted wardrobe (with a light and a clothes hanging rail). Bedroom two is a dual aspect room overlooking the side and front.

Bedroom three overlooks the rear garden and has a built in wardrobe/store cupboard.

The family bathroom is fitted with a bath with a shower and glazed screen over, and a wash hand basin with a vanity cupboard beneath. The separate wc is fitted with a low flush wc, and a wash hand basin with a vanity unit beneath.

### OUTSIDE

At the front of the property there is a driveway providing off road parking for one vehicle, and in turn giving access to the entrance door. There is an attractive lawned garden adjacent, an external tap, and gated access to the side and rear.

There is a brick built outstore (with power and light connected), at the side of the property.

The westerly facing rear garden, includes a patio seating area, a lawned area, shrub borders, and a raised vegetable plot. Enclosed by hedges and timber screen fencing, the garden has an external tap, external lighting, and houses a SUMMER HOUSE / OFFICE (fully insulated, with power and lighting connected, and UPVC French doors opening to the garden), plus a timber shed providing ideal storage.

### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,898.70.

### Referral Arrangement Note

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

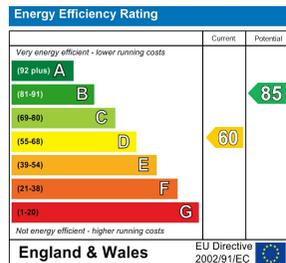


## DISCLAIMER NOTES

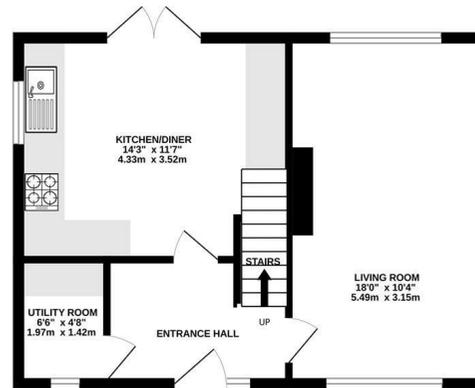
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## MONEY LAUNDERING

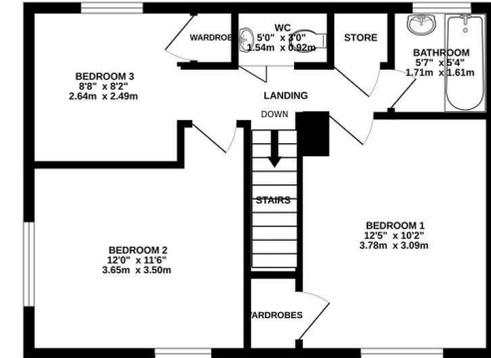
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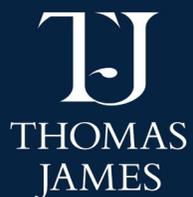
GROUND FLOOR



1ST FLOOR



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