



19 Forest Close,
Cotgrave, NG12 3JN

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Thomas James are delighted to bring to market this immaculately presented semi detached home, which enjoys a quiet cul-de-sac position in the popular village of Cotgrave, and 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.

The property has been extended to the ground floor and offers spacious and contemporary accommodation arranged over two floors which includes a large entrance hall, living room, an open plan dining/family/kitchen areas, with vaulted ceiling, which provides an ideal versatile family space and a cloakroom on the ground floor, with the first floor landing giving access to three good size bedrooms, fitted bathroom, and separate w/c.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has an attractive garden to the rear, and a tarmac driveway providing off road parking to the front.

Early viewing is highly recommended to appreciate the high standard of accommodation.

Offers Over £230,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access into:-

Entrance Hall

UPVC double glazed window to the side elevation, stairs rising to the first floor, vaulted ceiling, vertical radiator, luxury vinyl tile flooring, ceiling light point, doors giving access into the living room, kitchen/dining/family room, and the:-

Ground Floor Cloakroom

Fitted with a two piece suite comprising a concealed low level flush w/c and a vanity wash hand basin with a cupboard beneath. Ceiling light point, tiled splashbacks, luxury vinyl tile flooring, radiator.

Living Room

UPVC double glazed window to the front elevation, (with made to measure blind), feature electric fire on a tiled hearth with a white timber surround, ceiling light point, radiator, Oak glazed panelled double doors into:-

Kitchen/Dining/Family Room

This contemporary versatile space has been done to a high standard and includes:-

KITCHEN AREA:- Fitted with 'Shaker' style wall, drawer and base units in Cream, with solid wood work surfaces and matching upstands over, a matching kitchen island, with feature lights over, inset double sink unit and drainer with instant hot water tap and mixer tap, integrated appliances includes:- two BOSCH fan assisted ovens, integrated dishwasher, washing machine, and dryer, built-in large induction hob, with a contemporary extractor fan over, (bluetooth compatible), wine rack, luxury vinyl tile flooring, UPVC double glazed window to the rear elevation.

DINING/FAMILY AREA:- UPVC double glazed French doors opening out to the rear garden, vaulted ceiling, three Velux windows to the rear pitch, luxury vinyl tile floor covering, vertical radiator, partial tiling to walls, ceiling spotlights, SKY media connection point, UPVC double glazed door opening to the side elevation.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch (giving access to the partially boarded and fully insulated loft space above), ceiling light point, airing cupboard housing the BAXI combination boiler (which is serviced regularly), doors giving access to three bedrooms, the family bathroom and separate w/c.

Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobe with sliding mirrored doors, ceiling light point, radiator.

Family Bathroom

Fitted with a two piece suite comprising a panelled bath with a mains fed shower over, and a pedestal wash hand basin.

Opaque UPVC double glazed window to the rear elevation, ceiling light point, vinyl effect flooring, fully tiled walls.

Separate W/C

Fitted with a low level flush w/c. Opaque UPVC double glazed window to the rear elevation, tiling to walls, vinyl effect flooring, ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation, two built-in fitted wardrobes, ceiling light point, radiator.

Bedroom Three

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

OUTSIDE

At the front of the property there is a tarmac driveway providing off road parking for up to three vehicles, and access to the ENTRANCE DOOR (with porch light). There is also a half height timber fence to the boundary and timber gated access to the rear garden.

The rear garden is fully enclosed by timber fenced boundaries and includes a gravelled area adjacent to the property, with a shaped lawn and paved patio seating area beyond, which provides an ideal entertaining space. The garden also houses a large timber shed, with power and lighting connected, and an outside tap and lighting.

Directions

Forest Close can be located off Broad Meer from Owthorpe Road, 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 Marchants 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

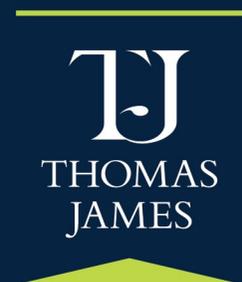
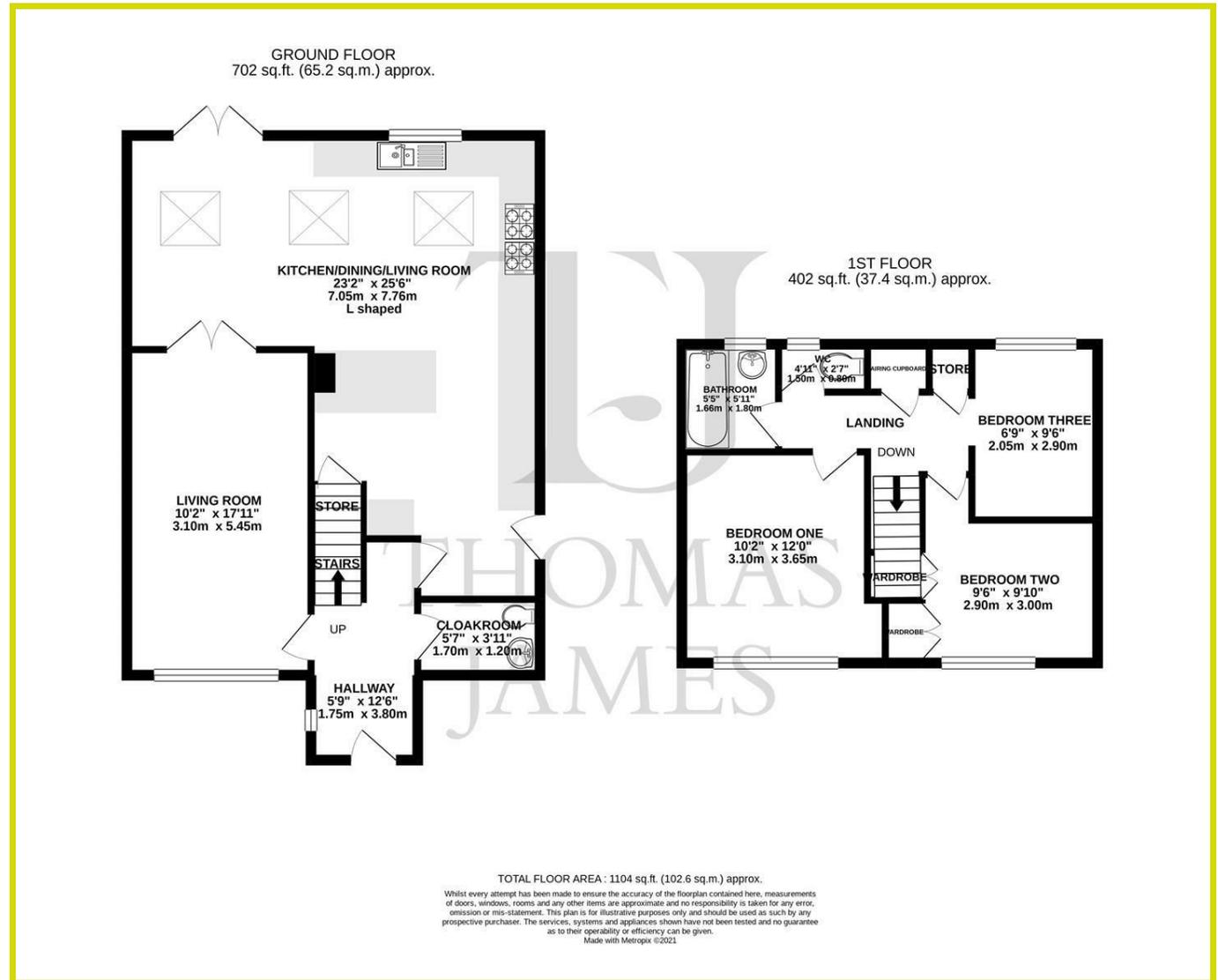
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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