



11 Meadow Crescent,
Cotgrave, NG12 3SP

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**** GUIDE PRICE £475,000 to £495,000 ****

Occupying a pleasant position on the popular David Wilson Homes Hollygate Park development, at the edge of the sought after village of Cotgrave, this luxurious detached family home is presented in show home condition throughout.

The property provides spacious accommodation arranged over two floors including; a large welcoming entrance hallway, a bay fronted living room with French doors opening to the rear garden, a family room/study, a dining kitchen with a comprehensive range of integrated appliances and further French doors opening to the garden, plus a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (one with a dressing area and en-suite shower room), and the fitted family bathroom.

Benefiting a security alarm, gas central heating, UPVC double glazing, and the remaining balance of the original NHBC warranty, the property is a "Homes For Life" style, with wide door frames allowing for easy wheelchair access.

There are attractively landscaped gardens to the rear of the property, a further garden to the front, plus a tandem driveway and detached single garage providing off road parking for a number of vehicles at the side.

Early viewing is highly recommended to fully appreciate the standard of accommodation this delightful home offers!

Guide Price £475,000





ACCOMMODATION

The canopied composite entrance door opens to the welcoming entrance hallway. The entrance hallway has a built in door mat, Amtico flooring, stairs off to the first floor, an under stairs store cupboard, and doors into the living room, the family room/study, the dining kitchen and the cloakroom/wc.

The bright dual aspect living room has a walk in bay to the front, and French doors opening to the rear garden.

The versatile family room/study also has a walk in bay to the front, and a further window overlooking the Crescent at the side.

The cloakroom/wc is fitted with a low flush, and a pedestal wash hand basin. There is half height tiling to the walls, and a feature wall mounted mirror.

Fitted with a range of high gloss wall, drawer and base units in cream, with under cabinet lighting, tiled splash backs and roll edge wood effect work surfaces, the dining kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and a range of integrated appliances including: a dishwasher, a fridge/freezer, a double fan assisted oven, and a large six ring gas hob with an extractor hood over. This spacious room has a continuation of the Amtico flooring, a door into the utility room, two windows to the rear, and French doors opening to the rear garden.

The utility room has a continuation of the high gloss drawer and base units in cream, tiled splash backs and roll edge wood effect work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a further under counter appliance. The wall mounted Ideal Logic boiler is housed in a cabinet here, and there is Amtico flooring.

On reaching the first floor, the large landing offers space for a comfortable reading area, and has a window to the front, a loft access hatch (giving access to the insulated loft space above), a useful shelved store cupboard, and doors into all four bedrooms, and the family bathroom.

The master bedroom suite is dual aspect, and has a window to the side, overlooking the Crescent, and a window to the rear, a dedicated thermostat, a DRESSING AREA with built in wardrobes, and access to an en-suite shower room. The en-suite shower room has a double shower enclosure, a pedestal wash hand basin, and a wc. There is half height tiling to the walls, and Amtico flooring.

Bedroom two is also dual aspect, with windows to the front and to the side, overlooking the Crescent.

Bedrooms three and four, are also double in size, one overlooking the front, and one overlooking the rear.

Completing the accommodation, the family bathroom has a bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc. There is tiling to

the splash backs, and an airing cupboard (with a shelf, and housing the hot water cylinder).

OUTSIDE

At the front of the property, the garden is laid to attractive shrub beds, with a pathway leading to the canopied entrance door (with a porch light).

The tandem driveway at the side of the property provides off road parking for up to two vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, boarded eaves storage, power and lighting connected, and a composite pedestrian door opening to the rear garden).

To the rear of the property, the north east facing garden has a patio seating area, ideal for entertaining, a separate decked seating area, a shaped lawn, well stocked shrub borders, raised beds, and two established trees. Privately enclosed by walled and fenced boundaries, the garden has external lighting, external power points, an external tap, and also houses a timber storage shed.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £185.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,702.17.

Cotgrave

Situated at the edge of the popular village of Cotgrave, Hollygate Park 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.

Referral Arrangement Note

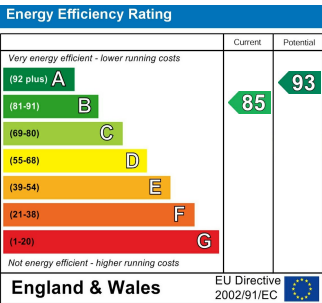
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

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