



6 Chestnut Drive,
Cotgrave, NG12 3TZ

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GUIDE PRICE £450,000 TO £475,000.

Thomas James are delighted to bring to market this spacious four bedroom detached family home, which is situated on the David Wilson Hollygate Park development. Enjoying a fantastic cul-de-sac position, the property is within walking distance of the excellent amenities in Cotgrave village and Cotgrave Country Park.

Arranged over two floors, the immaculately presented accommodation includes an entrance hall, living room, dining/family room, breakfast kitchen, large utility room, and an office (converted from part of the integral double garage) to the ground floor, with the first floor landing giving access to four double bedrooms (with a dressing area and en-suite shower room to the master), and the family bathroom.

Benefiting from the remainder of the NHBC warranty, a security alarm, UPVC double glazing and gas central heating, the property boasts a large driveway providing off road parking for multiple vehicles, and a fully enclosed rear garden.

Viewing is highly recommended.

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GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With a porch light, leading into the:-

Entrance Hall

Stairs rising to the first floor, alarm control panel, Amtico flooring, large cloaks cupboard, two ceiling light points, and doors leading to the living room, breakfast kitchen and the:-

Ground Floor W/C

Fitted with a low level flush w/c, and a pedestal wash hand basin. Half height tiling to walls, radiator, spotlighting, extractor fan.

Living Room

Feature UPVC double glazed Bay window with fitted blinds to the front elevation, two ceiling light points, two radiators, media connection points.

Breakfast Kitchen

Fitted with an upgraded range of contemporary high gloss wall, drawer and base units, with under-unit lighting, wood effect work surfaces and matching up-stands over, one and a half bowl sink and drainer unit with mixer tap, built-in six ring gas hob with a stainless steel extractor hood over, built-in double oven, integrated dishwasher, integrated fridge/freezer.

Breakfast bar, spotlighting, radiator, Amtico flooring, space for a breakfast table with a feature light over, UPVC double glazed window to the rear elevation, and UPVC double glazed French doors (set in a Bay with floor-to-ceiling windows to each side) opening to the garden.

Utility Room

Fitted with a continuation of the high gloss wall and base units, with wood effect work surfaces and matching up-stands over, stainless steel sink and drainer unit with mixer tap, integrated washing machine and space for a tumble dryer. Wall mounted Ideal boiler housed in a wall unit, ceiling light point, Amtico flooring, a composite door leading out to the side and a door leading through to the:-

Office

(Converted from part of the garage with a stud wall partition). An ideal office or gym space with spotlighting, the consumer unit, and a door giving access to the front of the garage.

Dining/Family Room

UPVC double glazed French doors opening to the garden, ceiling light point, radiator, Amtico flooring, double doors leading to the kitchen and a further door to the living room.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch giving access to the fully boarded loft space above (with a drop-down ladder, fully boarded with storage shelves and lighting), airing cupboard with shelving and housing the hot water cylinder, ceiling light point, radiator, and doors leading to four double bedrooms and the family bathroom.

Master Bedroom

A beautiful master suite with a UPVC double glazed Bay window to the front elevation, and a further window to both the front and side elevations, ceiling light point, radiator, access to the LARGE DRESSING AREA (with fitted wardrobes), and the:-





En-Suite Bathroom

Fitted with a low level flush w/c, two wash hand basins, fitted panelled bath, and a double shower enclosure. Half height tiling to the walls, tiled effect vinyl floor covering, chrome heated towel rail, spotlighting, shaver point, and an opaque UPVC double glazed window to the side elevation.

Bedroom Two

Two UPVC double glazed windows to the rear elevation, fitted wardrobes, ceiling light point, radiator.

Bedroom Three

Two UPVC double glazed windows to the rear elevation, fitted wardrobes, ceiling light point, radiator.

Bedroom Four

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

Family Bathroom

Fitted with a four piece suite comprising a low level flush w/c, pedestal wash hand basin, panelled bath, and a shower enclosure with a mains fed shower. Half height tiling to the walls, heated towel rail, spotlighting, tiled effect vinyl floor covering, and an opaque UPVC double glazed window to the rear elevation.

OUTSIDE FRONT

To the front of the property there is driveway providing off road parking for up to three cars. There are adjacent lawned garden and shrub beds, a timber gate giving access to the side passageway and rear garden, plus access to FRONT ENTRANCE DOOR and the INTEGRAL DOUBLE GARAGE.

Integral Double Garage

(Partially converted to form the OFFICE). With a double up and over door to the front, storage space to the side, two ceiling light points.

OUTSIDE REAR

The rear garden is privately enclosed by timber screen fencing and includes a patio adjacent to the property, with a shaped lawn beyond. There are shrub beds, a timber shed, exterior tap, and a timber pergola (converted into a playframe).

Directions

Chestnut Drive can be located off Harvest Drive, Hollygate Park, 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

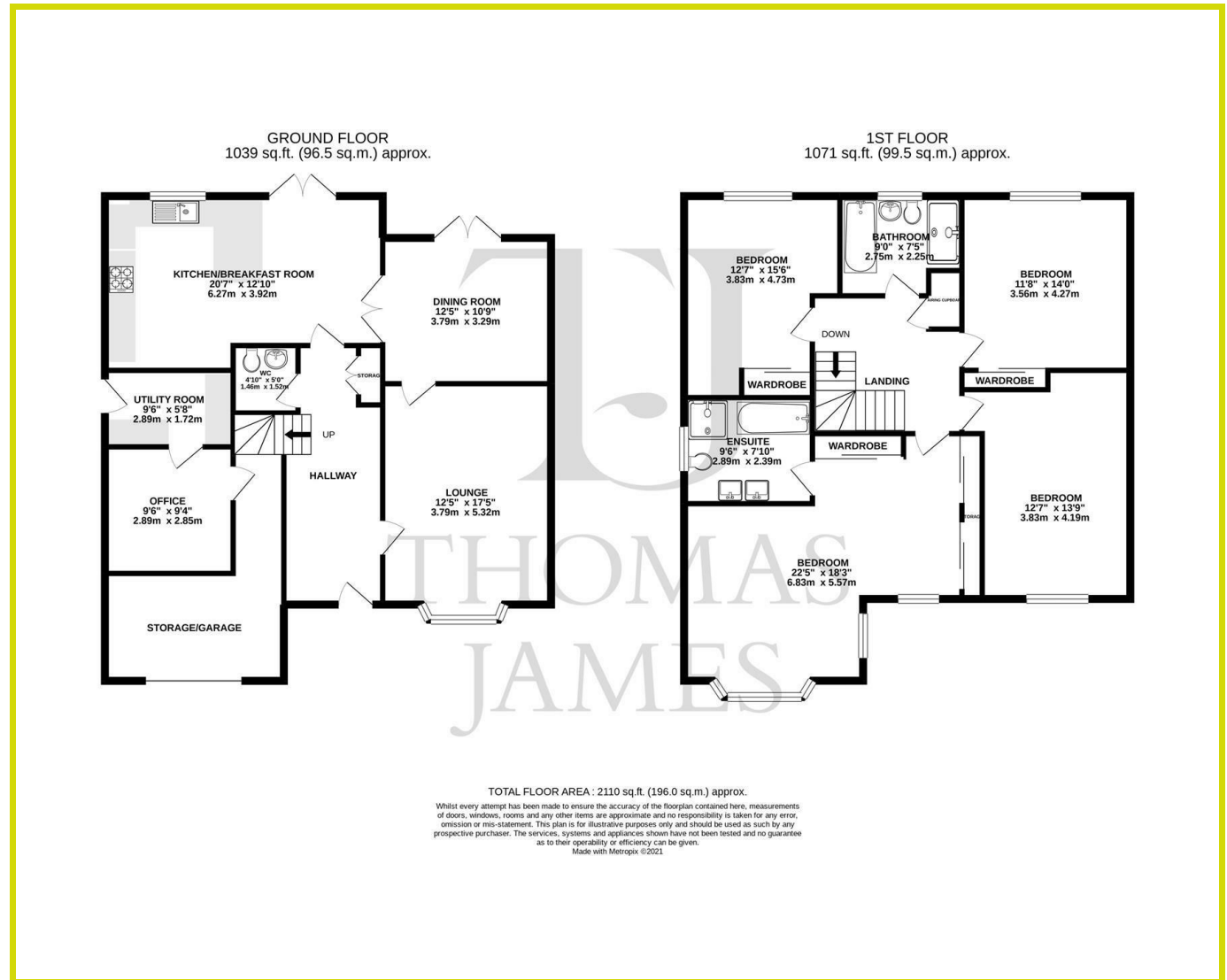
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 84 91 |
| (81-91) B | |
| (69-80) C | |
| (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 |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (82 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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