



31 Harvest Drive,  
Cotgrave, NG12 3SJ



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This detached family residence sits at the heart of the highly coveted David Wilson Home Hollygate Park development, on the fringes of the popular village of Cotgrave, while also being a short stroll away from the tranquil country park.

The property welcomes you with an entrance hall leading to a spacious living room and an upgraded dining kitchen boasting dual aspects, a central island and French doors opening onto the rear garden. Complementing these features are a utility room, WC, and a study/family room on the ground floor. The first floor landing grants entry to four double bedrooms, with the master bedroom enjoying an en-suite shower room. Completing this level is a four-piece family bathroom.

This home benefits from UPVC double glazing, a dual central heating system, and a security alarm. Enhancements include Bridgford Blinds fitted on most windows and upgraded flooring featuring Amtico and high-quality carpets.

With gardens on three sides, the property also boasts a tandem driveway and a single garage, providing ample off-road parking for multiple vehicles.

Early viewing is highly recommended.

## Offers Over £450,000





### ACCOMMODATION

The canopied composite entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, and there are doors into the living room, the dining kitchen, the study/family room, and the WC, along with a double cloak cupboard and a useful under stairs storage cupboard.

The spacious dual aspect kitchen/diner has a bay window to the front, and French doors opening to the rear garden. Fitted with high gloss wall, drawer and base units, and a matching island, the kitchen has integrated appliances including a six ring gas hob, a double oven, a fridge/freezer, and a dishwasher. A door leads into the utility room which houses the boiler, has fitted work surfaces and storage cupboards, an integrated washing machine, and a composite door opening to the garden.

The bright living room has French doors opening to the rear garden along with a bay window overlooking the side aspect of the property, while the versatile study/family room has a window to the front. The large cloakroom/wc completes the ground floor accommodation.

On reaching the first floor, the landing gives access to four bedrooms (the master with fitted wardrobes and a well appointed en-suite shower room), plus the four piece family bathroom. The insulated loft space is accessed from the landing.

### OUTSIDE

To the front of the property the garden is laid to shrub beds, with a lawned area to the side. A pathway leads to the entrance door (with porch light).

The tandem driveway at the side of the property provides off road parking for a number of vehicles, and in turn gives access to the access to the GARAGE (with an up and over door, power and lighting connected). A pedestrian gate leads into the rear garden.

At the rear of the property, the private garden includes a patio seating area, and a shaped lawn. The garden also has external tap.

### Features and Homes For Life

The kitchen is fitted with an upgraded range of units, and has luxury floor covering.

Designed to fit the "Homes For Life" remit, the property allows for easy wheelchair access, and has plenty of space for manoeuvring and turning.

### Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

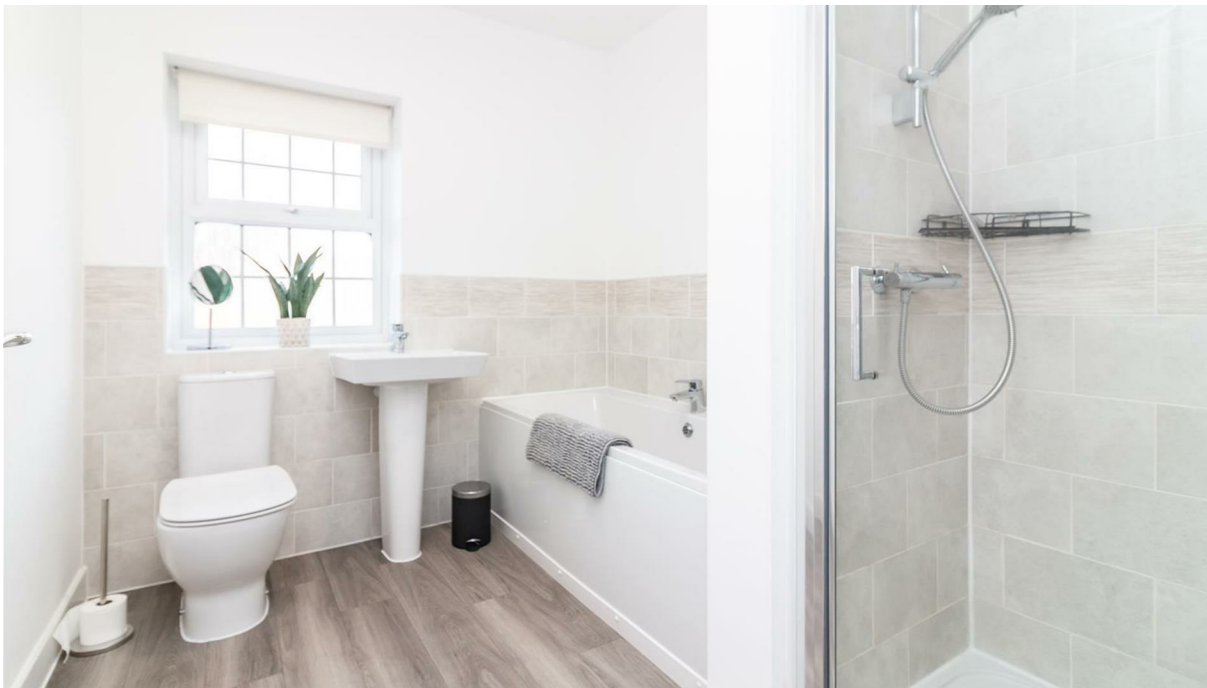
Amount Payable 2023/2024 £2,856.94.

### Location

Situated on the popular Hollygate Park Barratt Homes development in Cotgrave, the property 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 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.



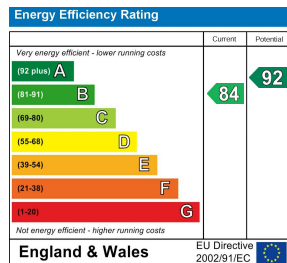


## DISCLAIMER NOTES

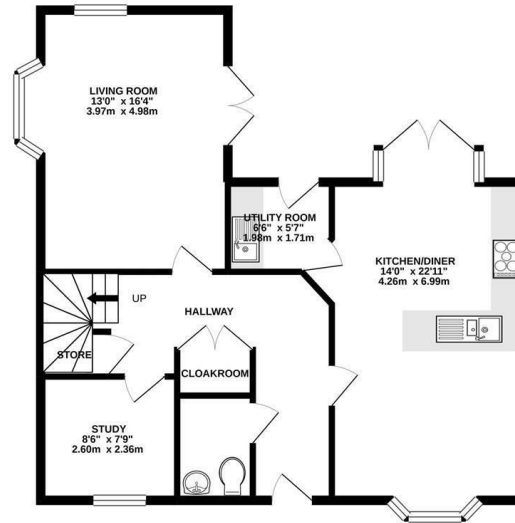
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## MONEY LAUNDERING

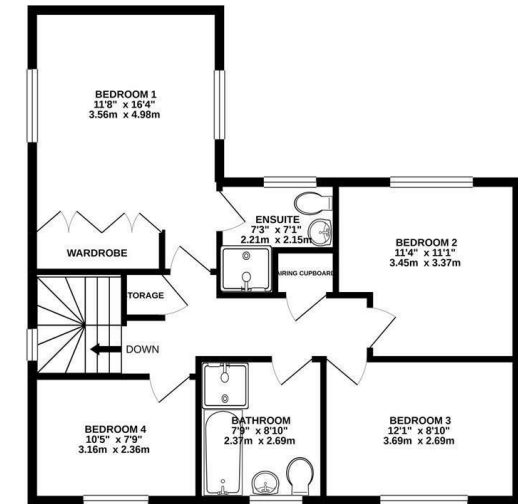
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GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.

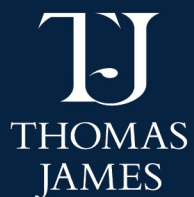


1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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