



4 Yew Tree Road,  
Cotgrave, NG12 3SL

TJ  
THOMAS  
JAMES



# 4 Yew Tree Road, Cotgrave, NG12 3SL

Occupying a good size corner plot, this superb detached family home was built in 2016 and provides immaculately well presented accommodation arranged over two floors which includes an entrance hall, a breakfast kitchen with a feature bay and French doors opening to the garden, a living room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms (master with an en-suite shower room, and a dressing area), and the family bathroom.

Benefiting from the remaining balance of the NHBC, gas central heating, UPVC double glazing, and multiple upgrades, the property has attractively landscaped and enclosed gardens to the side, plus a driveway and single garage at the rear providing off road parking for a number of vehicles.

Situated on the sought after David Wilson Home Hollygate Park development, on the outskirts of the village of 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.

Early viewing is highly recommended.

**Guide Price £350,000**





### Directions

Yew Tree Road can be located off Harvest Drive, from Hollygate Lane, Cotgrave.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

Opening to the:-

#### Entrance Hall

A spacious hall with a window to the front elevation, stairs off to the first floor, two ceiling light points, a radiator, a cloaks cupboard, wood flooring, and doors into the living room, the breakfast kitchen and the ground floor cloakroom/wc.

#### Ground Floor Cloakroom / WC

Fitted with a low flush wc, and a wash hand basin.

Tiling to the floor and the splash backs, ceiling spot lights, extractor fan, radiator.

#### Breakfast Kitchen

Fitted with a range of matching Shaker style wall, drawer and base units in white, tiled splash backs and wood effect work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, integrated appliances include a washing machine, a dishwasher, a double electric fan oven, and a six ring gas hob with a stainless steel extractor hood over. Space for an American style fridge/freezer.

Breakfast bar area, wall mounted Ideal boiler housed in a cabinet, radiator, two ceiling light points, wood flooring, feature bay area with full height UPVC double glazed windows and UPVC double glazed French doors opening to the garden.

#### Living Room

UPVC double glazed window to the side elevation, feature electric fire set in a marble effect surround, two radiators, ceiling light point, hard wood flooring, walk in under stairs storage cupboard.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Ceiling light point, airing cupboard housing the hot water cylinder, wood flooring, doors into three bedrooms and the family bathroom.

#### Bedroom One

A dual aspect room with UPVC double glazed windows to the front and side elevations, two feature ceiling light points, wood flooring, a DRESSING AREA with a range of built in wardrobes and ceiling spot lights, and a door into the:-

#### En-Suite Shower Room

Fitted with a double shower enclosure (with two shower heads), a pedestal wash hand basin, and a low flush wc.

Tiling to the floor and half height tiling to the walls, chrome heated towel rail, ceiling spot lights, extractor fan, shaver point.

#### Bedroom Two

A further dual aspect room with UPVC double glazed windows to the front and side elevations, radiator, ceiling light point, wood flooring, and a loft access hatch.



#### Bedroom Three

UPVC double glazed window to the side elevation, radiator, ceiling light point, wood flooring.

#### Family Bathroom

Fitted with a pedestal wash hand basin, a low flush wc, and a panelled bath with a mains fed shower and a glazed screen over.

Opaque UPVC double glazed window to the front elevation, ceiling light point, extractor fan, chrome heated towel rail, tiling to the floor.

### OUTSIDE

At the front of the property a pathway leads to the entrance door. There are shrub beds adjacent, and hedges and lavender bushes to the boundary.

To the side of the property, the garden is enclosed by walled and fenced boundaries, and has been attractively landscaped. There is a large patio seating area, a shaped lawn, well stocked bark chipped borders with shrubs, rose bushes and flowers, plus a number of trees, and raised vegetable plots. The garden houses a greenhouse, has an external tap, external lighting, and gated access to both the front and rear.

The tandem driveway at the rear of the property provides off road parking for up to two vehicles, and in turn gives access to the brick built SINGLE GARAGE.

#### Brick Built Single Garage

With an up and over door, power and light connected, boarded loft space (accessed via a pull down ladder), and a pedestrian door into the rear garden.

#### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,337.50.

#### Encore Estate Management Fee

We are advised that there is an annual management charge for the upkeep of the communal spaces on the development.

For further information, please contact the selling agent.

#### 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.



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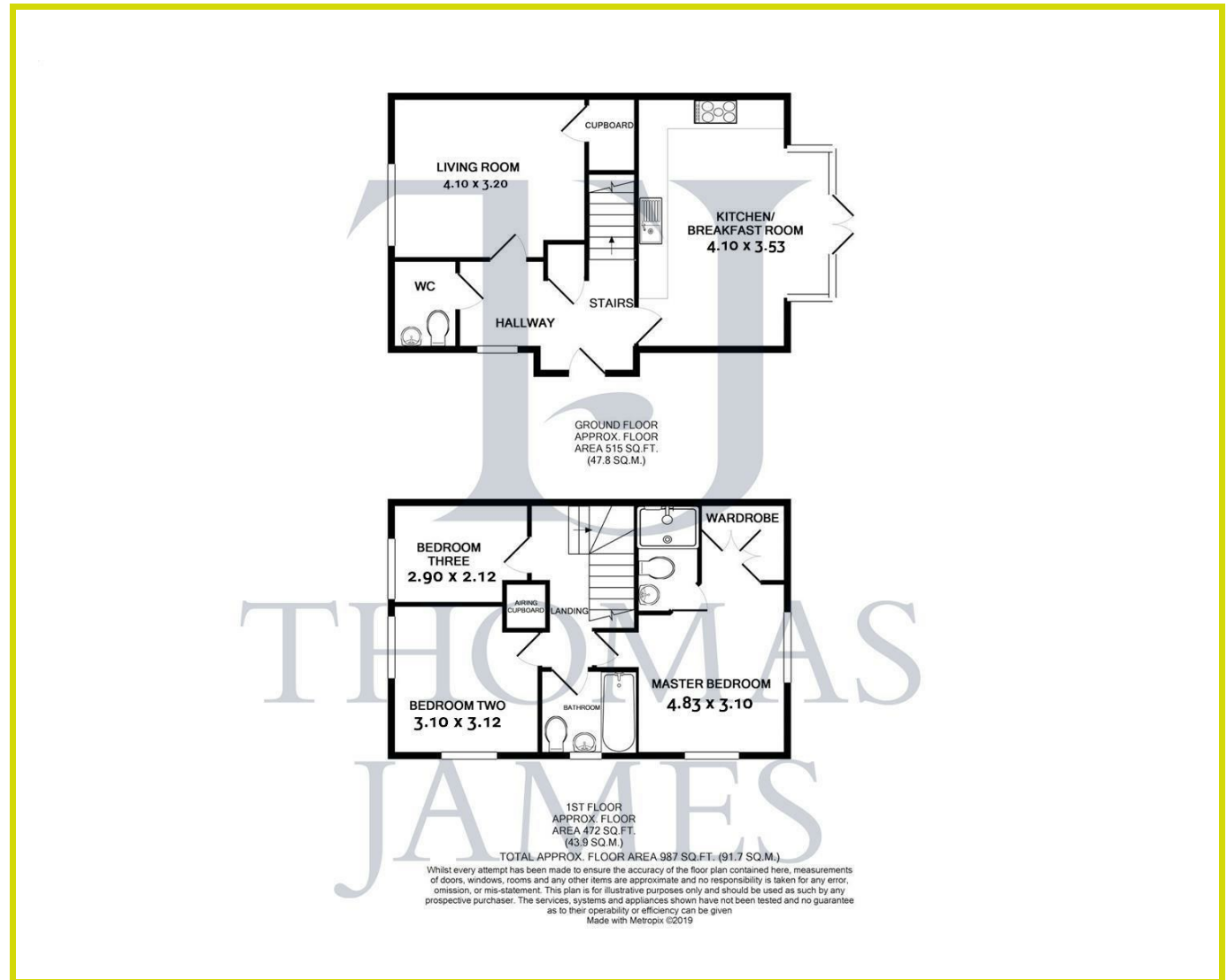
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>83</b>	
EU Directive 2002/91/EC	

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



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