



3 Orchard Drive,  
Cotgrave, NG12 3TP

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Thomas James are delighted to offer this detached family home to the market.

Situated on the sought after Barratts Hollygate Park development, the property occupies an idyllic position, at the end of a private driveway, with views over an open park space, and easy access to the country park.

Immaculately well presented throughout, the property provides accommodation arranged over two floors including; a living room, a dining kitchen, a utility room, and a (Homes For Life) cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (master with walk in wardrobes and an en-suite), plus the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining years of the original NHBC warranty, the property also has numerous upgrades including dimmer controls to all switches, air conditioning units to the first floor, and made to measure wooden blinds to the windows.

There are north east facing landscaped gardens to the rear of the property, plus a further garden, a double driveway and integral garage at the front, providing off road parking for a number of vehicles.

Early viewing is highly recommended.

**Guide Price £430,000**





## ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is an under stairs storage cupboard, and tiled flooring.

The living room has bay window overlooking the green at the front, herring bone style laminate flooring, and a feature oak panelled wall.

Fitted with a range of high gloss wall, drawer and base units in white, with under cabinet lighting and complementary tiled splash backs, the dining kitchen has space for an American style fridge/freezer, and integrated appliances including a dishwasher, a fan assisted oven, and an induction hob. There is a door to the utility room, and a feature bay seating area with floor to ceiling windows and central French doors opening to the rear garden.

The utility room has further high gloss wall units, space and plumbing for a washing machine, and space for a dryer. There is a door to the (Homes For Life) cloakroom/wc, and a composite door leading outside.

On reaching the first floor, the landing has a loft access (to the partially boarded loft space above), and doors into four double bedrooms, two of which overlook the green to the front (master also with a walk in wardrobe, and an en-suite shower room with a double shower enclosure) and the fitted family bathroom, which has a contemporary three piece suite complete with shower over the bath.

## OUTSIDE

Accessed down a private drive, the driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the INTEGRAL GARAGE (Currently used as a gym, and housing the Ideal Logic boiler). There is an attractive garden adjacent, access to the entrance door, and gated pedestrian access at both sides, to the rear garden.

The north east facing attractively landscaped rear garden includes two patio seating areas, a shaped lawn, and well maintained flower and shrub beds. With walled and fenced boundaries, the garden has an external tap, external lighting, external power, and houses two useful storage sheds.

## Encore Estate Management Fee

We are advised that there is an annual management charge of around £170.00, 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 D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,441.18.

## Location

The property is within easy reach of an extensive range of facilities in Cotgrave including; an outstanding primary school, 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.

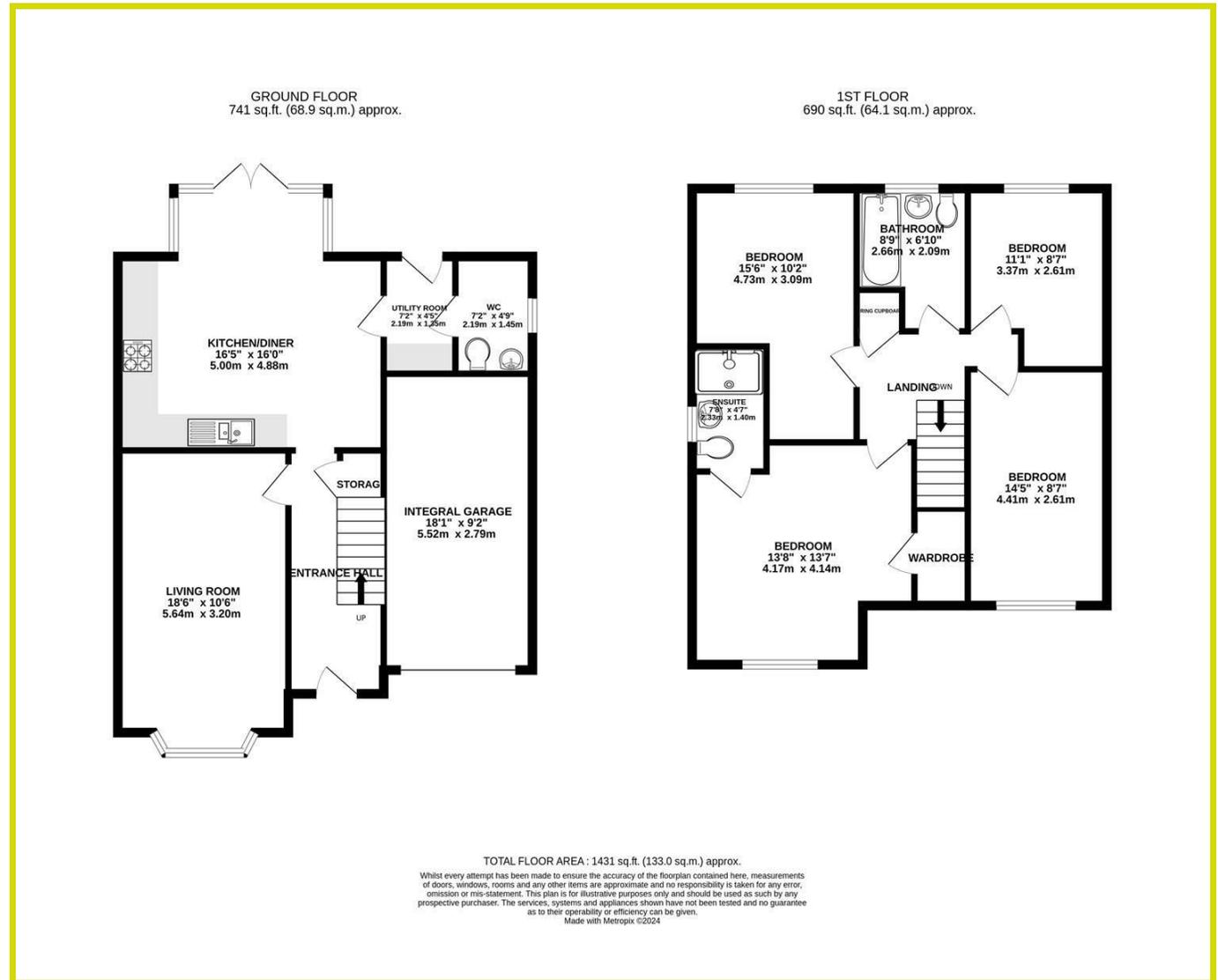
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These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	92
(81-91) <b>B</b>	83
(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	
England & Wales	EU Directive 2002/91/EC



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