



3 Chestnut Drive,
Cotgrave, NG12 3TZ

TJ
THOMAS
JAMES

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

The property provides accommodation arranged over two floors including; a large entrance hall, a spacious living room, a separate study, a dining kitchen with a bay seating area overlooking the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (master with fitted wardrobes and an en-suite shower room), and the contemporary fitted bathroom.

Benefiting from a security alarm, gas central heating, UPVC double glazing, the remaining years of the original NHBC warranty, and fitted blinds to the majority of the windows, the property has a south east facing landscaped garden to the rear, a further garden to the front, plus a tandem driveway and single garage providing off road parking for a number of vehicles.

Situated on the popular David Wilson Homes Hollygate Park development, the property is close to Cotgrave country park, and has easy access to the excellent facilities in the village of Cotgrave including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

Guide Price £435,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there are doors into the study and the ground floor wc, and glass panelled doors opening to the living room and the dining kitchen.

The living room has a bay window to the front, and a Media connection point. The study also overlooks the front (with wooden slatted blinds to the window).

The ground floor wc is fitted with a two piece suite comprising; a low flush wc, and a wash hand basin. There is also a useful under stairs storage cupboard.

Fitted with a range of high gloss (soft close finish) wall, drawer and base units in white, under cabinet lighting and wood effect work surfaces, the dining kitchen has a one and a half bowl sink and drainer unit with a mixer tap over, and integrated appliances including a dishwasher, a fridge/freezer, an electric fan assisted double oven, and a six ring gas hob with an extractor hood over. There is a door to the utility room, a window to the rear, and a bay seating area with double doors (with full height windows to both sides) opening to the garden. All windows to this room have made to measure roller blinds.

The utility room has a continuation of the high gloss wall and base units in white, wood effect work surfaces, and a stainless steel sink and drainer unit with a mixer tap over. There is an integrated washing machine in the utility room, a large walk in storage cupboard, and the Ideal combination boiler is housed in a cabinet. A composite door opens to the garden.

On reaching the first floor, the landing has a window to the side, double doors opening to an airing cupboard which houses the hot water cylinder, and doors into three double bedrooms and a single bedroom (all with made to measure wooden slatted blinds to the windows), plus the family bathroom.

The master bedroom has fitted wardrobes, and an en-suite shower room including; a double shower enclosure, a low flush wc, and a pedestal wash hand basin. There is also a fitted wall mirror.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising; a panelled bath with a mains fed shower and a glazed screen over, a low flush wc, and a pedestal wash hand basin.

OUTSIDE

To the front of the property there is a pathway leading to the composite entrance door, with planted shrub beds to both sides.

The tandem driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). There is timber gated pedestrian access to the rear garden.

The rear garden is south east facing, and includes; a larger than average patio seating area, a shaped lawn, attractive shrub beds, and a further paved seating area with a timber pergola over. Timber fence enclosed, the garden has an external light, and an external tap.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £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 E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,983.66.

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.



DISCLAIMER NOTES

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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	93
(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	



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