



5 Harvest Drive,
Cotgrave, NG12 3SJ

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This immaculately well presented detached (David Wilson Homes Edwalton style) family home provides spacious accommodation including an entrance hall, a living room, a dual aspect open plan kitchen/diner, a study/family room, a utility room, and a large cloakroom/wc on the ground floor, with four double bedrooms (master with an en-suite shower room), and the four piece family bathroom on the first floor.

Built in 2016, the property benefits from the remainder of the original NHBC warranty, has an alarm system, gas central heating, and UPVC double glazing.

There is a larger than average, attractively landscaped, South facing garden to the rear, a low maintenance shrub garden to the front, plus a tandem driveway and detached single garage at the side providing off road parking.

Situated on the sought after David Wilson Homes Hollygate Park development on the edge of Cotgrave, with easy walking access to Cotgrave country park.

Viewing is essential.

Guide Price £440,000





ACCOMMODATION

The canopied composite entrance door at the front of the property opens to the welcoming entrance hall. From here, the stairs rise to the first floor, and there are doors into the living room, the kitchen/diner, the study/family room, and the cloakroom/wc.

The spacious dual aspect kitchen/diner has a bay window to the front, and a window overlooking the rear garden. Fitted with a matching range wall, drawer and base units in cream, 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, a integrated washing machine, space for a dryer, further sink and drainer, and a composite door opening to the garden.

The bright living room has French doors opening to the rear garden and a window to the side elevation, while the versatile study/family room has a bay 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 a well appointed en-suite shower room), plus the four piece family bathroom. The insulated loft space is accessed from the master bedroom and is part boarded with a drop down ladder for easy access.

OUTSIDE

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

The tandem driveway at the side of the property provides off road parking for two vehicles, and in turn gives 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 large south facing, landscaped garden includes a spacious patio seating area, a shaped lawn, a further decked seating area perfect for al-fresco entertaining, and raised shrub beds. The garden also has external lighting.



Features and Homes For Life

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.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £180.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

Location

Situated at the edge of 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

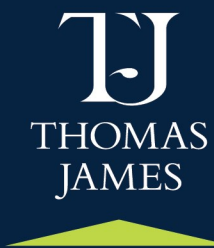
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MONEY LAUNDERING

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	92
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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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