



4 Greenfield Drive,
Cotgrave, NG12 3PW

4 Greenfield Drive, Cotgrave, NG12 3PW

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

The property provides spacious accommodation including; an entrance hall, an L-shaped living/dining room, a family room with bi-fold doors opening to the garden, plus an extended fitted kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a larger than average garden to the rear, a further garden to the front, plus a driveway and detached single garage at the side, providing off road parking for a number of vehicles.

Situated in a pleasant position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent local facilities 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, a country park, and a golf course. There are excellent transport links, and main road routes to Nottingham and Leicester.

Offered to the market with no upward chain. Early viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there is a door into the L-shaped living/dining room.

The bright L-shaped lounge/dining room has a bay window to the front, an electric fire, a door to the kitchen, and glass panelled double doors opening to the family room at the rear. The family room has bi-fold doors opening to the rear garden.

Fitted with a matching range of wall, drawer and base units, the kitchen has space for two integrated appliances (including plumbing for a washing machine), plus a fan assisted oven, and gas hob. There are windows to the side and rear, a storage cupboard housing the Worcester combination boiler, a cloaks cupboard, UPVC glass panelled doors opening to the rear garden, and the driveway at the side.

On reaching the first floor, the landing has doors into two double bedrooms, a further single bedroom, and the family bathroom.

The family bathroom is fitted with a bath with a shower over, a pedestal wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property there is a lawned garden, with a low level wall to the boundary.

The driveway at the side provides off road parking, and in turn gives access to the DETACHED SINGLE GARAGE (with an up over door to the front, a workshop area to the rear, and a pedestrian door).

There is a good size north-west facing garden to the rear of the property, which includes a patio seating area, a lawned area, and shrub beds. With hedged and fenced boundaries, the garden also houses a green house.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

