

4 Greenfield Drive, Cotgrave, NG12 3PW



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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.















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 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

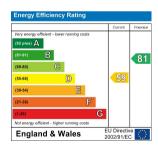
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