



3 Kingfisher Drive,  
Cotgrave, NG12 3UF



# 3 Kingfisher Drive, Cotgrave, NG12 3UF

Presented in show home condition, this superb detached family home provides spacious accommodation arranged over three floors.

The accommodation includes; an entrance hallway, a dining kitchen with integrated appliances, a dual aspect living room with French doors opening to the rear garden, a separate study/family room, plus a utility room, and a wc on the ground floor, four double bedrooms (one with an en-suite shower room), and the family bathroom on the first floor, and a master suite to the second floor (incorporating a bedroom, a dressing area, and a bathroom), plus a sixth bedroom and a snug/reading room.

Benefiting from a security alarm, gas central heating, UPVC double glazing, the remaining balance of the original NHBC warranty, and fitted blinds to the majority of the windows, the property has enclosed landscaped gardens to the rear, a further garden to the front, plus a block paved driveway and detached double garage, providing off road parking for a number of vehicles.

Situated in a pleasant cul-de-sac position, on the periphery of the sought after David Wilson Homes Hollygate Park development, at the edge of the village of Cotgrave, the property enjoys views over the country park, and is within easy reach of a wealth of local facilities.

Viewing is absolutely essential!

## Guide Price £595,000





## ACCOMMODATION

The composite entrance door opens to the welcoming entrance hallway. The entrance hallway has Amtico flooring, stairs off to the first floor, an under stairs storage cupboard, a double cloaks cupboard, and doors into the dining kitchen, the living room, and the separate study/family room.

The dining kitchen is fitted with a range of high gloss (soft close), wall, drawer and base units, with under cabinet lighting, and granite upstands and work surfaces. There are integrated appliances including: a dishwasher, a fridge/freezer, a double AEG fan oven, and a six ring AEG hob with a stainless steel extractor hood over. This well appointed room has a central breakfast island, a bay window to the front, giving space for a dining table and chairs, and a further bay area with French doors opening to the garden. The wall mounted Ideal central heating boiler is housed in a cabinet here, there is Amtico flooring, and a door to the utility room.

The utility room has a range of wall and base units, a sink and drainer unit, space and plumbing for a washing machine, and space for a dryer. There is Amtico flooring, and a composite door opening to the garden.

The ground floor wc is fitted with a wc, and a wash hand basin.

The versatile study/family has a bay window to the front.

The spacious dual aspect living room has a bay window to the side, a further window to the rear, and French doors opening to the garden. There are media connection points here.

On reaching the first floor, the landing has a window to the side, stairs off to the second floor, and doors into four bedrooms, and the family bathroom.

The largest of the double bedrooms here is dual aspect, with windows to the side and rear, a fitted double wardrobe, and a door to the en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a pedestal wash hand basin, and a low flush wc. There is Amtico flooring here.

Two further double bedrooms overlook the front, and the final bedroom on this floor overlooks the rear.

The family bathroom is fitted with a four piece suite comprising: a panelled bath, a tiled shower enclosure, a low flush wc, and a pedestal wash hand basin. There is Amtico flooring, and half height tiling to the walls.

Ascending to the second floor, the landing has a window to the side, a storage cupboard, a loft access hatch, and doors into the master suite, the sixth bedroom, and the snug/reading room.

The snug/reading room has a Velux window, power and light. This area could lend itself to use as a walk in wardrobe.

Bedroom six has Velux to the rear pitch.

Finally, the master suite has Velux windows to both pitches (one full height), and a door to an en-suite bathroom. The en-suite bathroom is fitted with a panelled bath, a double shower enclosure, a pedestal wash hand basin, and a wc. There is a Velux window to the front pitch, and Amtico flooring.

## OUTSIDE

Situated on a private road, along with just two other homes, the property enjoys a quiet position.

The block paved driveway at the side provides off road parking for a number of vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE. There is external lighting, an electric car charging point, and a timber pedestrian gate giving access to the rear garden.

There is an attractive garden to the front of the property, with slate chipped beds, established shrubs, and a pathway to the canopied composite entrance door.

The privately enclosed rear garden includes; a number of patio seating areas, a shaped lawn, established shrubs, and a covered "bandstand" style seating area. With walled and fenced boundaries, the garden has external lighting, an external tap, and external power points.

## 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 F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,526.15.

## Cotgrave

Cotgrave offers 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, 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 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.

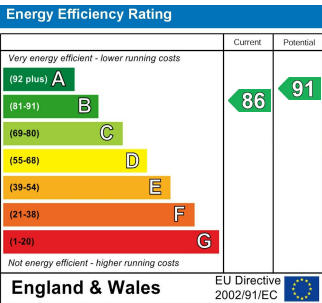


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# MONEY LAUNDERING

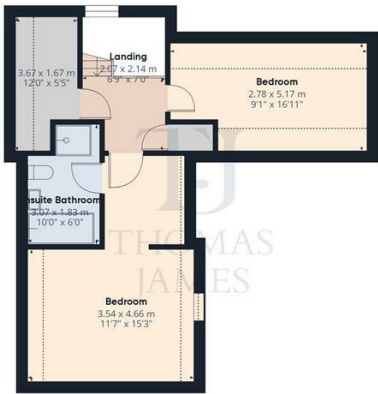
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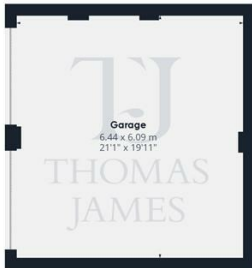
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>  
239.89 m<sup>2</sup>  
2582.16 ft<sup>2</sup>  
Reduced headroom  
10.49 m<sup>2</sup>  
112.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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