



3 The Warren,  
Cotgrave, NG12 3TH



# 3 The Warren, Cotgrave, NG12 3TH

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

Arranged over two floors, the well presented accommodation includes; an entrance hallway, a living/dining room, a contemporary fitted kitchen, a conservatory with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from a security alarm system, UPVC double glazing, and gas central heating, the property has a privately enclosed south facing garden to the rear, further gardens to the side and front, plus a driveway and a garage (with a utility space to the rear) providing off road parking for a number of vehicles.

Situated in a pleasant cul-de-sac position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Early viewing is highly recommended to appreciate the standard of the accommodation this home offers!

O.I.R.O £290,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a door into the ground floor wc, and an Oak and glass panelled door opening to the living room.

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

The bright living room has a window to the front, an under stairs storage cupboard, and an open archway to the dining room. The dining room gives open access to the kitchen, and has UPVC glass panelled double doors opening to the conservatory.

A good "all year round" room, the conservatory has a dwarf wall, a plastered ceiling, an electric heater, UPVC windows overlooking the garden, and UPVC French doors opening out.

The kitchen has a range of (soft close and handleless) wall, drawer and base units in dove grey, with tiled splash backs and square edge wood effect work surfaces. There are integrated appliances including: a dishwasher, a full height fridge/freezer, a wine fridge, a Smeg double oven (with a combination microwave/oven, and a fan assisted oven below), and a Smeg five ring gas hob with a Smeg extractor hood over. There is a window to the rear, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the fully insulated and boarded loft space above), a storage cupboard, and doors opening into all three bedrooms, and the family bathroom.

Recently modernised, the family bathroom is fitted with a P-shaped bath with a shower (with two heads) and glazed screen over, and a vanity unit incorporating the wash hand basin and concealed flush wc. There is contemporary tiling to the walls, black fittings, and a heated towel rail.

Bedroom one is double in size, has a window to the front with views over the village and beyond, and fitted wardrobes with mirrored sliding doors.

Bedroom two is also double in size, and has a window to the rear with views over the village and beyond.

Completing the accommodation, bedroom three (currently used as an office) is single in size, has a window to the front, and a useful over stairs storage cupboard with a clothes hanging rail.

## OUTSIDE

The driveway provides off road parking, and in turn gives access to the GARAGE (with power and lighting connected, a drop down ladder to the boarded eaves storage space, plumbing for a washing machine, space for a dryer, and a pedestrian door to the rear garden). An adjacent slate chipped area provides additional off road parking. There is a lawned garden area, and a pathway to the entrance door.

The well maintained south facing rear garden is fully enclosed and includes; a patio seating area, a shaped lawn, a stepping stone pathway to a second patio seating area, attractive plant and shrub borders, and established trees.

At the side of the property there is a further garden with a lawned area, and raised beds. There is an external tap, external lighting, and gated access to the front.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

## 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.

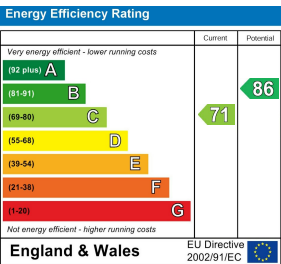


## DISCLAIMER NOTES

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## MONEY LAUNDERING

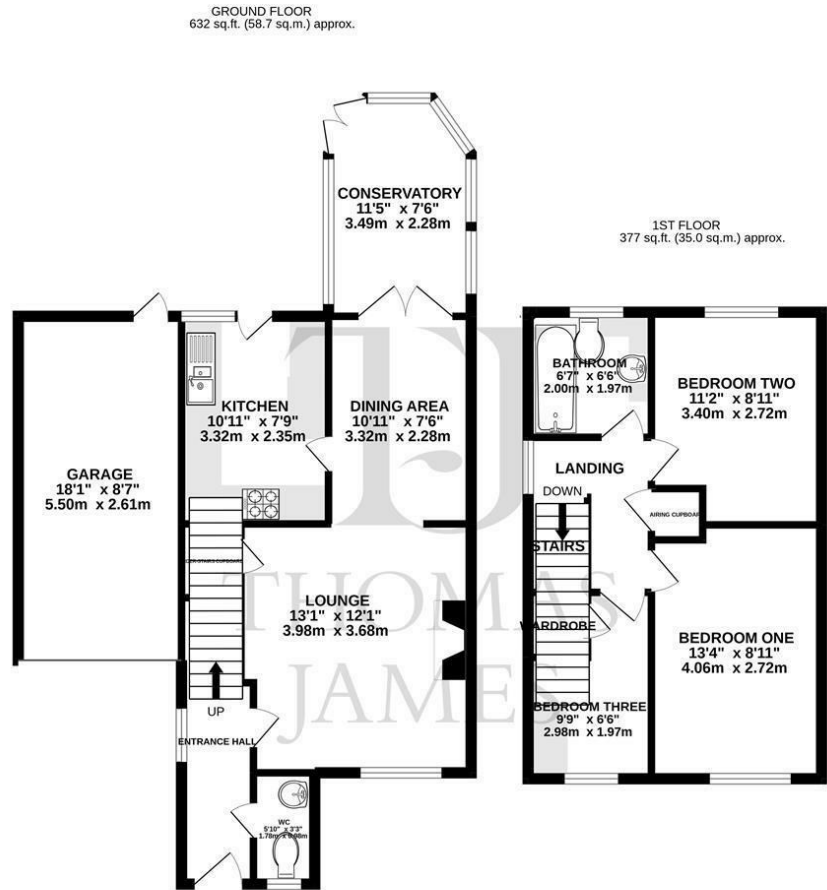
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TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.

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