



7 Vine Farm Close,
Cotgrave, NG12 3TU

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Thomas James have the pleasure of offering this attractive bespoke detached family home to the market. Built in the 1990s, the double fronted property combines the convenience of modern living, with the aesthetic appearance of a more traditional home. There are characterful features including reclaimed brick style elevations, a rosemary tiled roof, and an oak framed entrance porch, alongside modern internal fittings.

Arranged over two floors, the accommodation includes; an entrance hallway, a dual aspect living room, a further reception/dining room, a conservatory, a bespoke fitted kitchen, a utility room, and a cloakroom/wc on the ground floor, with the galleried first floor landing giving access to all four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from a security alarm, gas central heating and (Heritage style) double glazing, the property has a beautifully landscaped garden to the rear, plus a large gated driveway and a detached double garage providing off road parking for a number of vehicles at the front.

One of only a handful of individual dwellings that are nestled in a sought after cul-de-sac, close to the heart of the village of Cotgrave, the property is worthy of early viewing!

Guide Price £525,000





ACCOMMODATION

The timber framed open storm porch, leads to the UPVC entrance door. The entrance door opens to the entrance hallway.

The entrance hallway has a turning staircase (with a spindle balustrade) rising to the galleried first floor landing, and original doors opening to the living room, the second reception/dining room, the kitchen, the utility room, and the ground floor cloakroom/wc.

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

The dual aspect living room has windows to the front and side, a feature log burner set on a stone hearth with a stone surround, and French doors opening to the rear garden.

The bespoke fitted kitchen has a range of country cottage Shaker style wall, drawer and base units, wood work surfaces, and integrated appliances including; a dishwasher, plus a Smeg electric oven and gas hob, along with space for a fridge freezer. There are windows to the front and rear, a feature exposed brick wall, and French doors opening to the garden.

The utility room has a continuation of the country cottage Shaker style wall and base units, wood effect roll edge work surfaces, a stainless steel sink and drainer unit, and space and plumbing for a washing machine. The consumer unit is housed here, and there is a window to the front.

The versatile second reception/dining room would also lend itself to use as a play room, and has French doors opening to the conservatory.

The conservatory has half height walls, a plastered ceiling, a wall mounted electric heater, windows overlooking the garden, and French door opening out.

On reaching the first floor, the galleried landing has a window to the front, a loft access hatch (giving access to the partially boarded and fully insulated loft space, with power and lighting), and doors into all four bedrooms, and the family bathroom.

Bedroom one is double in size and has a window to the rear, fitted wardrobes and chest of drawer units, a cupboard (housing the Viessmann boiler), and access to an en-suite shower room.

The en-suite shower room is fitted with a double shower enclosure with a mains fed shower (with a rainfall shower head and second shower head), and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is a heated towel rail (which can be used with the gas central heating or with electric).

Bedrooms two and three are both double in size, and each has a window to the front, and fitted wardrobes.

Bedroom four is single in size, has windows to the side and rear, and a fitted wardrobe.

Completing the accommodation, the family bathroom is fitted with a panelled bath with a mixer tap and hand held shower over, a pedestal wash hand basin, and a low flush wc. There is an opaque window to the rear, and half height wood panelling to the walls.

OUTSIDE

Occupying a pleasant position in the corner of this quiet cul-de-sac setting, the property is set back from the road with a walled frontage, and wrought iron double gated access to the large driveway.

The driveway has a useful turning circle, provides off road parking for a number of vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE (with an electric sectional door, power and lighting connected, eaves storage, and a pedestrian door leading out).

To the rear of the property, the north east facing garden has been beautifully landscaped and includes; a number of patio seating areas, a shaped lawn, a water feature, well stocked and maintained flower and shrub beds, and established trees. Enclosed by fenced and walled boundaries, the garden has external power points, external lighting, and hard standing for a timber summer house.

Note

We are advised that Vine Farm Close is an unadopted road, and therefore maintenance remains the responsibility of the home owners on the close.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,132.60.

Cotgrave

The village of 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, a golf course, and a country park. 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.

DISCLAIMER NOTES

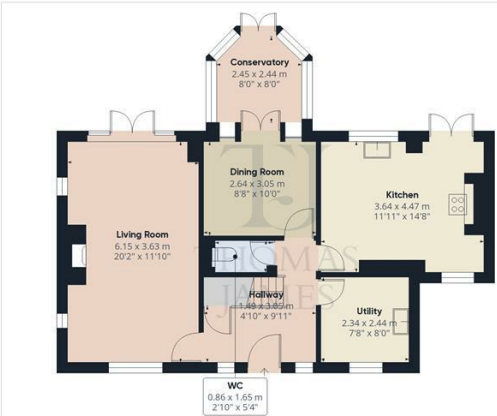
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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 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		
		83
	71	
EU Directive 2002/91/EC		
England & Wales		

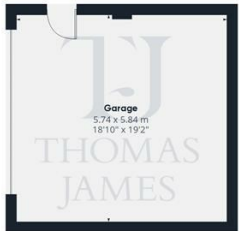
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

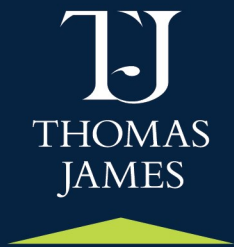
Approximate total area^m
153.78 m²
1655.27 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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