

1 Cartbridge, Cotgrave, NG12 3PF



# 1 Cartbridge, Cotgrave, NG12 3PF

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

The property provides immaculately presented accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a high specification fitted bathroom.

Benefiting from gas central heating with a combination boiler, UPVC double glazing, and oak internal doors, the property has well maintained west facing gardens to rear (including a timber summer house), further gardens to the front and side, plus a driveway providing off road parking for a number of vehicles.

Situated in a popular position, in the 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.

# Offers Over £225,000













#### ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, and doors into the living room, and the dining kitchen.

The spacious living room has a bay window to the front, and a feature gas fire (disconnected) set in a marble effect surround.

Spanning the width of the property at the rear, the dining kitchen has a range of high quality, bespoke, solid oak country cottage style wall, drawer and base units, with tiled splash backs and granite work surfaces over. There is a Belfast sink with a mixer tap over, space for a fridge/freezer, and integrated appliances including a washer/dryer, a dishwasher, and a Smeg range style cooker (available by separate negotiation). The wall mounted Worcester Bosch boiler is housed in a cupboard here, there are windows to the side and rear, and a UPVC door (with a glazed panel) opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (with a pull down ladder giving access to the partially boarded loft space, with light), doors into all three bedrooms, and the family bathroom.

The family bathroom is fully tiled, and fitted with a modern suite comprising; a jacuzzi style P-shaped bath with a mains fed shower (with two heads) over, and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is a heated towel rail.

Bedrooms one and two are both double in size. Bedroom two has a useful storage cupboard.

Completing the accommodation, bedroom three is single in size, and has an over stairs storage cupboard.

#### OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles. A wrought iron pedestrian gate leads to the rear garden.

There are attractive gardens to both sides of the driveway, with wrought iron gates, and fenced boundaries.

The well maintained west facing rear garden includes; two patio seating areas, and a shaped lawn. Timber fence enclosed, the garden has an external tap, external lighting, external power points, and houses a timber storage shed, and a large timber summer house (suitable for a variety of uses).

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

#### **Referral Arrangement Note**

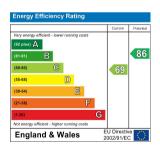
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.







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.

