



9 Woulds Field,
Cotgrave, NG12 3TJ

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

The property provides accommodation arranged over two floors including; an entrance hallway, a living room with open access to the recently upgraded dining kitchen, plus a conservatory, a utility room, and a cloakroom/wc 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, recently installed grey wrapped, flush fit, UPVC double glazing, plus newly installed soffits and fascias, the property has low maintenance, privately enclosed garden to the rear (including a large timber summer house), plus a block paved driveway, with electric car charging point, and single garage providing off road parking for a number of vehicles.

Situated in a quiet position, at the end of a cul-de-sac, 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.

£310,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and a door into the living room.

The living room has a bay window to the front, a gas fire set on a granite hearth with an ornate surround, and an open archway to the dining kitchen.

Recently modernised, the dining kitchen has a range of high gloss wall, drawer and base units in grey, with square edge work surfaces over. There is an integrated full size fridge, an integrated dishwasher, plus a double oven, a microwave, and an induction hob. A window overlooks the rear, there is a breakfast bar area, a door into the utility room, and patio doors opening to the conservatory.

The utility room has a continuation of the high gloss base units in grey, space and plumbing for a washing machine, and space for a dryer. The Worcester Bosch combination boiler is housed in a cabinet here, there is a door into the cloakroom/wc, a personnel door into the garage, and a UPVC door opening to the garden.

The cloakroom/wc is fitted with a low flush wc, and a wash hand basin.

Of UPVC construction, the conservatory has French doors opening to the garden.

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

There are two double bedrooms, one overlooking the front, and one overlooking the rear.

The single bedroom overlooks the front, and has an overstairs store cupboard.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising: a bath with a shower over, a pedestal wash hand basin, and a low flush wc.

OUTSIDE

To the front of the property there is an attractive block paved driveway, with attractive shrub beds, providing off road parking for multiple vehicles complete with electric car charging point, and in turn giving access to the entrance door, and the SINGLE GARAGE (with an electric roller door to the front, power and lighting connected, and a personnel door into the utility room).

The low maintenance, rear garden includes an artificial turfed area, a patio seating areas, and slate chipped beds. Timber fence enclosed, the garden has timber gated access to the side and front, and houses a large TIMBER SUMMER HOUSE (This versatile space could make an ideal home office, with power and lighting connected, internet connection, and double doors opening to the garden) and a lean-to down the side of the property.

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

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		
England & Wales		
EU Directive 2002/91/EC		



Floor 0 Building 1



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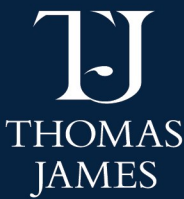
Floor 0 Building 2

Approximate total area[®]
107.63 m²
1158.53 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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