



40 Harvest Drive,
Cotgrave, NG12 3SJ

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

The property provides accommodation arranged over two floors including; a welcoming entrance hallway, a fitted kitchen, a lounge/dining room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), a single bedroom, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining balance of the original NHBC warranty, the property has privately enclosed gardens to the rear, a further garden to the front, plus a tandem driveway and single garage at the side providing off road parking for a number of vehicles.

Situated on the sought after Barratt Homes Hollygate Park development on the edge of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

Offers Over £295,000





ACCOMMODATION

The canopied entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a large store cupboard, Amtico flooring, and Homes For Life doors opening to the living room, the kitchen, and the ground floor wc.

Fitted with a matching range of wall, drawer and base units in cream, with under cabinet lighting, wood effect work surfaces, matching upstands, and tiled splash backs, the kitchen has integrated appliances including a dishwasher, a fridge/freezer, a fan assisted oven, and a gas hob. The Ideal Logic combination boiler is housed in a cabinet here, there is space and plumbing for a washing machine, Amtico flooring, and there is a window to the front.

Spanning the width of the property at the rear, the spacious living/dining room has a media connection point, and French doors opening to the garden, with full height windows to both sides.

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

On reaching the first floor, the landing has a double airing cupboard (with shelving and housing the water cylinder), a storage cupboard, a loft access hatch, and doors into all three bedrooms, and the family bathroom.

Bedroom one is double in size, overlooks the front, has built in wardrobes, and a door into an en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a wc, and a pedestal wash hand basin.

Bedroom two is also double in size, overlooks the rear, and has built in wardrobes with sliding mirrored doors.

Single in size, bedroom three also overlooks the rear.

Completing the accommodation, the family bathroom is fitted with a bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc.

OUTSIDE

To the front of the property, the garden is laid to shrub beds, with a pathway leading to the canopied entrance door (with porch light).

The tandem driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). There is timber gated pedestrian access to the rear garden.

At the rear of the property, the attractive landscaped garden includes two patio seating areas, an artificial lawned area, and raised beds. Timber fence enclosed, the garden has external lighting, external power points, and an external tap.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £185.00, 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 C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £ 2,278.27.

Referral Arrangement Note

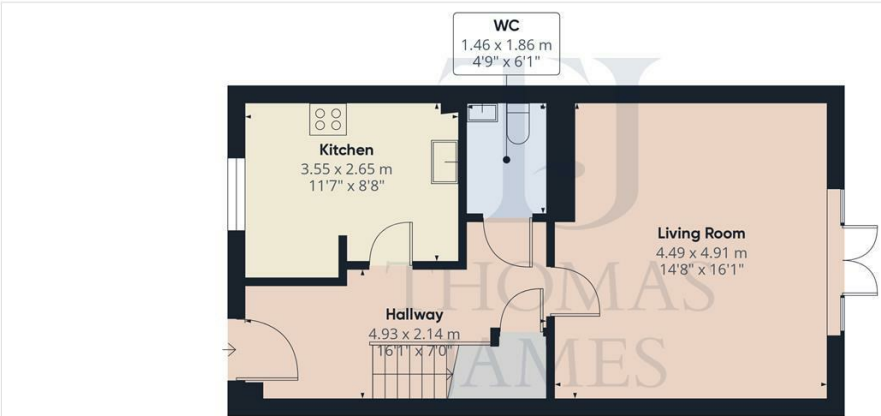
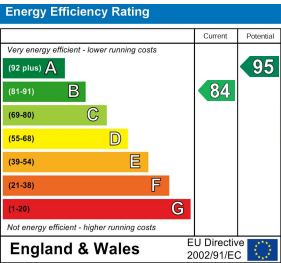
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

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.



Floor 0 Building 1



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Approximate total area[®]
86.83 m²
934.61 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.

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Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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