



34 Thorntons Close,
Cotgrave, NG12 3TA

TJ
THOMAS
JAMES

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Situated on a large plot, and offering scope to extend (subject to obtaining the necessary planning consents), this end terraced home will make a great first time, or investment purchase!

The property provides accommodation arranged over two floors including: an entrance hallway, a living room, and a fitted dining kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, the property also has electric storage heaters, plus a feature multi fuel burner in the living room.

There are larger than average gardens to the side and rear, a further garden to the front, plus a tandem driveway providing off road parking for a number of vehicles at the side.

Enjoying a quiet end of cul-de-sac position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of 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. There are local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

Viewing is recommended.

£179,950





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door opening to the living room.

The living room has a bay window to the front, a feature multi fuel burner, and gives open access to the dining kitchen.

The dining kitchen has a range high gloss wall, drawer and base units in grey, under cabinet lighting, wood work surfaces, a circular stainless steel sink with a mixer tap over, space and plumbing for both a washing machine and a slimline dishwasher, space for a fridge/freezer, plus a fitted fan assisted oven, and an electric induction hob. There is a window to the rear, ample space for a dining table and chairs, 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 partially boarded and insulated loft space above), and doors into both bedrooms, and the family bathroom.

Bedroom one overlooks the front, and has a built in storage cupboard. Bedroom two overlooks the rear.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising: a P-shaped bath with an electric shower over, a pedestal wash hand basin, and a wc.

OUTSIDE

At the front of the property there is a pathway leading to the front door, with a garden area adjacent.

To the side of the property, the tandem driveway provides off road parking for up to two vehicles, and in turn gives access to timber double gates which lead into the rear garden, and a further parking space beyond.

The larger than average north west facing garden at the side and rear include; a decked seating area, a shaped lawn, and established trees. Timber fence enclosed, the garden enjoys a good degree of privacy, has an external light, an external tap, and houses a large storage shed.

This plot offers scope to extend the existing property (subject to obtaining the necessary planning consents).

Please Note

Whilst the property does not have gas central heating, we are advised that there is gas piped to the property, and currently capped at the entrance.

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.

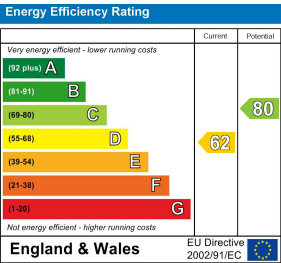


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MONEY LAUNDERING

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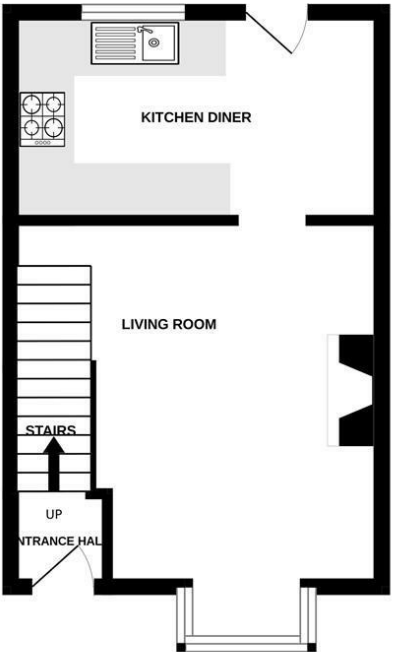
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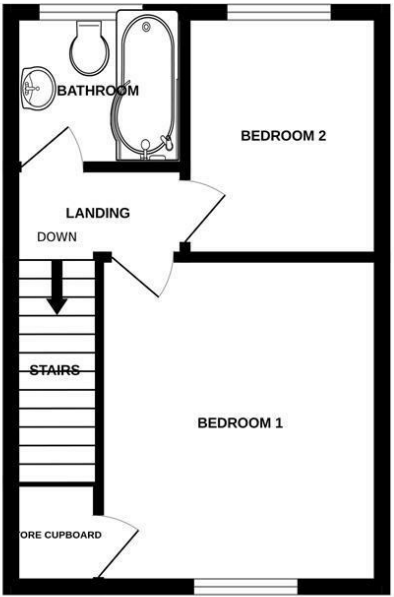
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GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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