



18 Ash Lea Close,
Cotgrave, NG12 3PR

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Thomas James are delighted to offer this immaculately presented, extended detached family home to the market.

The property provides well proportioned accommodation arranged over two floors including; a welcoming entrance hallway, an open plan kitchen/diner spanning the width of the property at the rear and with bi-fold doors opening out to the garden, plus a living room, a family room, a wc, and a utility cupboard on the ground floor, with the first floor landing giving access to four good size bedrooms (one with an en-suite bathroom), and a family shower room.

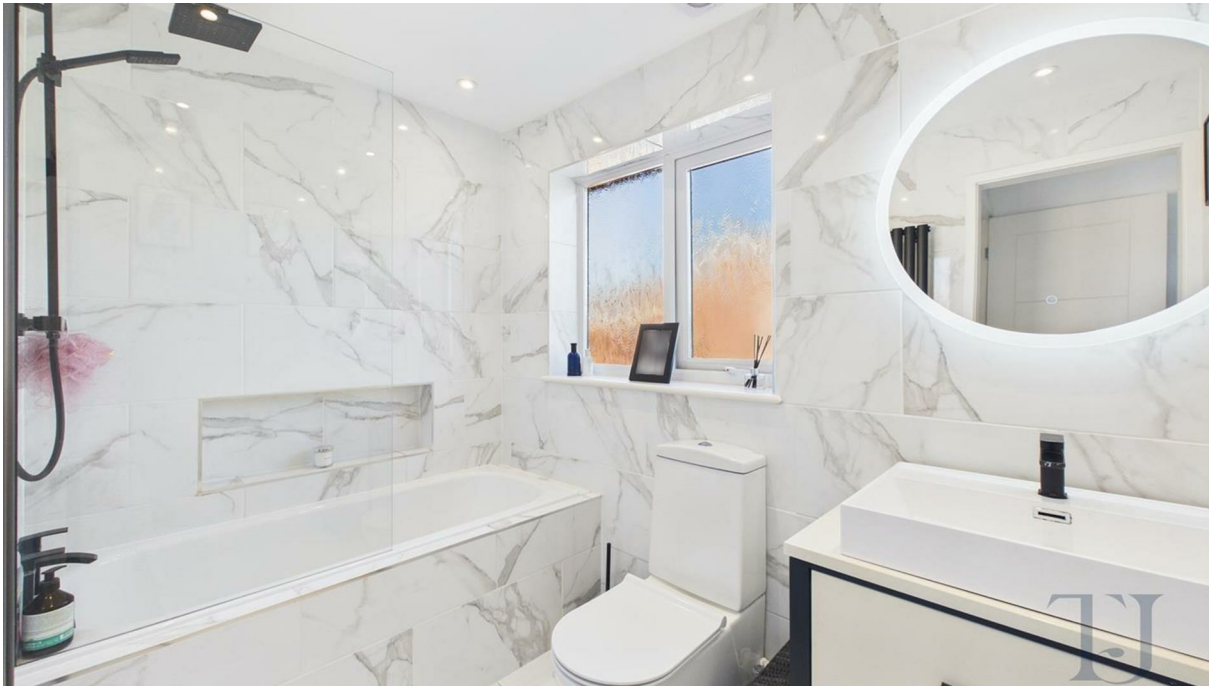
Benefiting from gas central heating with a combination boiler, and UPVC double glazing, the property has a privately enclosed garden to the rear, plus a large driveway providing off road parking for up to three vehicles at the front.

Situated in a cul-de-sac position, in the sought after 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. Local transport links and main road routes provide access to Nottingham, Leicester, Newark and beyond.

Early viewing is recommended to appreciate the standard of accommodation offered!

Offers Over £400,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway with vaulted ceiling, stairs rising to the first floor, built in display shelves, and a glass panelled door opening to the kitchen/diner.

The spacious kitchen/diner has a range of high gloss wall, drawer and base units, a matching central island, under cabinet lighting, quartz work surfaces, a sunken sink with an instant boiling water tap over, an American fridge/freezer, and integrated appliances including; a dishwasher, a combination microwave oven with a warming drawer beneath, a full size electric fan oven, and an induction hob. There are doors into the living room, the family room, the wc, and the utility cupboard (with plumbing for a washing machine, and space for a dryer), plus a useful storage cupboard, three Velux windows to the rear pitch, and bi-folding doors spanning the width of the room, giving access out to the rear garden.

The living room has a large window to the front, and a feature media wall with an electric fire.

Providing a versatile second reception, the family room also has a window to the front.

The ground floor wc has a wash hand basin, and a concealed flush wc. There is tiling to the walls.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), a cupboard housing the combination boiler, and doors opening to all four bedrooms, and the family shower room.

Bedroom one has a window to the rear, feature wood panelling to one wall, and access to an en-suite bathroom. The en-suite bathroom is fully tiled and has a panelled bath with a shower over, a square wash hand basin, and a wc, all with contemporary black coloured fittings.

Bedrooms two and three both have a window to the front. Bedroom three also has feature wood panelling to one wall.

Bedroom four is single in size, has a window to the front, a built in (over stairs) cabin bed, and feature wood panelling to one wall.

Completing the accommodation, the family shower room is fully tiled and has a walk in shower with a mains fed shower, a circular wash hand basin, and a concealed flush wc.

OUTSIDE

The driveway at the front of the property provides off road parking for up to three vehicles. There is access to the side, where there is a useful bin storage area, a timber shed, and a gated pedestrian access to the rear garden.

The low maintenance garden to the rear of the property includes; a decked seating area, a patio seating area, an artificial lawn, and raised flower beds. Timber fence enclosed, the garden also has external lighting.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,366.30.

Referral Arrangement Note

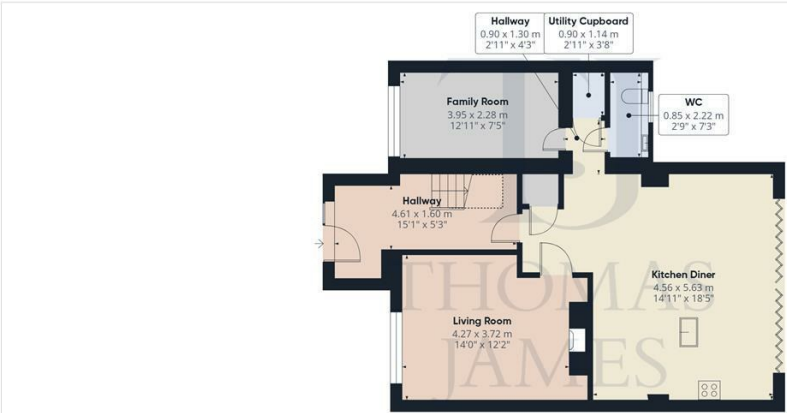
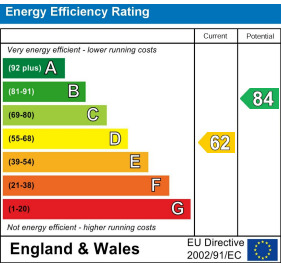
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



Floor 0



Floor 1

Approximate total area⁽¹⁾
116.2 m²
1250 ft²
Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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