



8 Cartbridge,
Cotgrave, NG12 3PF

8 Cartbridge, Cotgrave, NG12 3PF

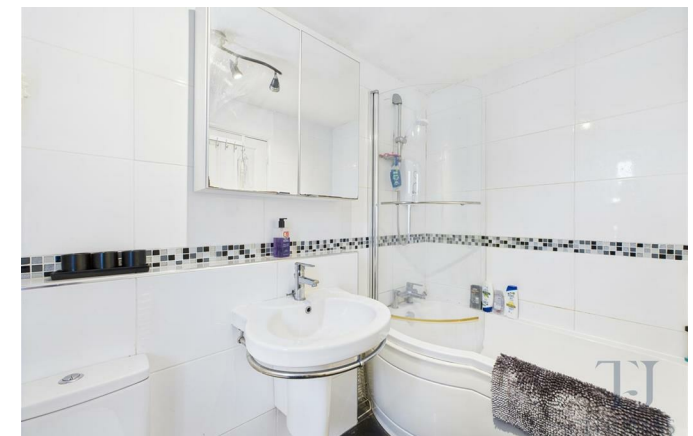
This extended semi detached family home provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a living room, a fitted kitchen/diner with open access to a family room which has French doors opening to the rear garden, plus a wc and a utility cupboard on the ground floor, with the first floor landing giving access to three double bedrooms (one with an en-suite shower room), a single bedroom, and the fitted bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has a privately enclosed east facing garden to the rear, and a lawned garden to the front. A shared driveway at the side provides access to the detached single garage, and the parking space.

Situated in a cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a golf course, and a country park. There are transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

£237,500





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 gives access to the living room, and the dining kitchen.

The living room has a large window to the front, and a feature gas fire with a wood surround.

The kitchen/diner has a range of matching wall, drawer and base units, roll edge work surfaces, and appliances to remain as part of the sale including; a dishwasher, an under counter freezer, a tall fridge/freezer, and a Range style cooker (electric oven and gas hob) with a stainless steel extractor hood over. There is ample space for a dining table and chairs, and open access to the family room.

The family room has a sloping ceiling with a Velux window, a window to the rear, a UPVC door opening to the driveway, and French doors opening to the rear garden.

From the family room, there is access to a wc, and a useful utility cupboard (housing the Worcester Bosch combination boiler, and with plumbing for a washing machine).

On reaching the first floor, the landing has a loft access hatch, a store cupboard with a clothes hanging rail, and doors into all four bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising; a P-shaped bath with an electric shower and a glazed screen over, a wash hand basin, and a wc.

Bedroom one overlooks the rear, has a fitted wardrobe, and access to an en-suite shower room. The en-suite shower room has a shower enclosure with an electric shower, a wash hand basin, and a wc.

Bedrooms two and three are also double in size, one overlooking the front, and one overlooking the rear.

Completing the accommodation, bedroom four is single in size, overlooks the front, and has a built in cabin bed with storage under.

OUTSIDE

At the front of the property, the garden is laid mainly to lawn, with shrub beds, and an established tree. There is a timber fence to the boundary.

A shared driveway at the side of the property gives access to the SINGLE DETACHED GARAGE (with an up and over door, and power and lighting connected). There is a parking space for one vehicle to the front of the garage, and a brick built coal shed adjacent, providing useful storage. A timber pedestrian gate gives access to the rear garden.

The timber fence enclosed east facing rear garden is of a good size and includes; a decked seating area, a lawned area, and a variety of shrubs.

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

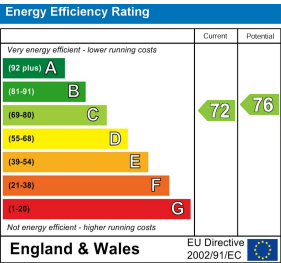
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

