



47 Green Platt,  
Cotgrave, NG12 3HZ

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This well presented semi detached home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect living/dining room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and an electric vehicle charging point, the property has well maintained enclosed gardens to the rear, a block paved driveway to the front, and a single garage at the side.

Situated 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, Leicester, and beyond.

Early viewing is recommended to fully appreciate the property!

## Offers Over £260,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a cloaks hanging area, and a door opening into the living/dining room.

The spacious dual aspect living/dining room has windows to the front and rear, a feature gas fire set in a white surround, an under stairs storage cupboard (housing the recently installed fuse board), a door into the kitchen, and a UPVC glass panelled door opening out to the rear garden.

The kitchen has a range of matching wall, drawer and base units, under cabinet lighting, tiled splash backs and roll edge work surfaces, space and plumbing for a washing machine, and integrated appliances including an under counter fridge, an under counter freezer, an electric double oven, and a gas hob with an extractor hood over. There is a window to the side, tiled flooring, and a UPVC glass panelled door opening out to the rear garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch (giving access to the partially boarded loft space above, with light), and doors into all three bedrooms, and the family bathroom.

The family bathroom has a contemporary suite in white including; an L-shaped bath with shower over, a vanity unit housing the wash hand basin, and a low flush wc. There is an opaque window to the rear, and a heated towel rail.

Bedroom one is double in size, and overlooks the front. Bedroom two is also double in size, overlooks the rear, and has a cupboard housing the Worcester Bosch boiler, fitted sliding wardrobes to stay.

Completing the accommodation, bedroom three is single in size, overlooks the front, and has a built in over stairs wardrobe.

## OUTSIDE

To the front of the property, the block paved driveway provides off road parking for up to two vehicles. There are planted borders, hedged boundaries, and a pathway leading to the entrance door.

The driveway extends to the side of the property, has an electric vehicle charging point, an external tap and a secondary external hot tap, and an external light, and leads to the recently constructed GARAGE (with an up and over door, resin flooring, a work bench and storage, power and light connected, and a pedestrian door opening to the rear garden).

There is a good size garden to the rear of the property which is timber fence enclosed and includes; a paved patio seating area, a shaped lawn, well stocked plant bed and borders, established shrubs, and two astroturfed areas, one for seating, one for children's play area, ideal for a play area.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,993.48.

## 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.

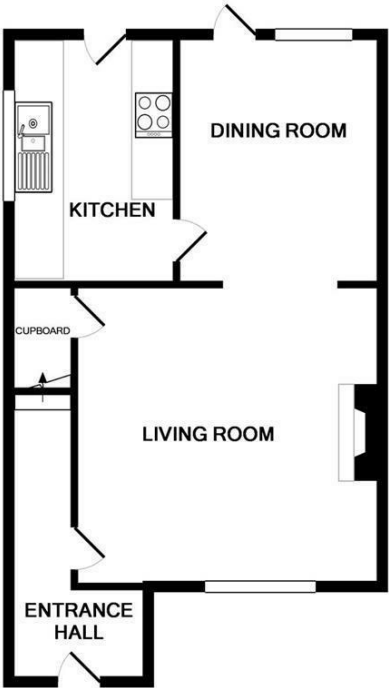
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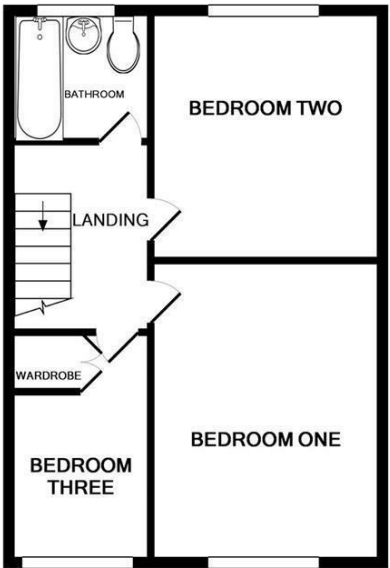
# MONEY LAUNDERING

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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