



33 Westway,
Cotgrave, NG12 3QB

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Thomas James are delighted to offer this extended detached bungalow to the market.

The property provides spacious accommodation including; a breakfast kitchen, a living room, three good size bedrooms, and a fitted family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has gardens to both the front and rear, plus a block paved driveway and single garage providing off road parking for a number of vehicles at the front and side.

Situated in the popular south Nottinghamshire village of Cotgrave, and backing onto fields at the rear (screened by trees to provide privacy), 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. There are local transport links and main road routes to Nottingham, Leicester, and the surrounding villages.

The property provides scope for cosmetic improvement if required.

Early viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

The UPVC entrance door opens directly into the bright breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, spaces for two further under counter appliances, plus a gas cooker. The electric consumer unit and wall mounted combination boiler are housed here, there are windows to the front and side, and a door opening to the living room.

The living room has a large bay window to the front, allowing plenty of natural light into the room, and a multi fuel burner set on a slate hearth. From the living room, a door opens to the inner hallway.

The inner hallway has a loft access hatch with a ladder (giving access to the insulated and partially boarded loft space above, with light), and doors into all three bedrooms, and the family bathroom.

Fully tiled, the family bathroom has a three piece suite comprising; a bath with an electric shower over (currently not in working order), a wash hand basin with a vanity unit beneath, and a low flush wc.

Bedroom one overlooks the rear. Bedroom two has a Velux window to the side pitch, and a vaulted ceiling.

Completing the accommodation, bedroom three is currently being used as a dining room, and has sliding patio doors opening to the rear garden.

OUTSIDE

At the front of the property there is an attractive lawned garden.

The block paved driveway at the front and side of the property provides off road parking for a number of vehicles, and in turn gives access to the entrance door, and to the SINGLE GARAGE (with an up and over door, and power and light connected). The driveway also has an external tap.

The south east facing rear garden includes a patio seating area, a lawned area, and established shrubs.

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.

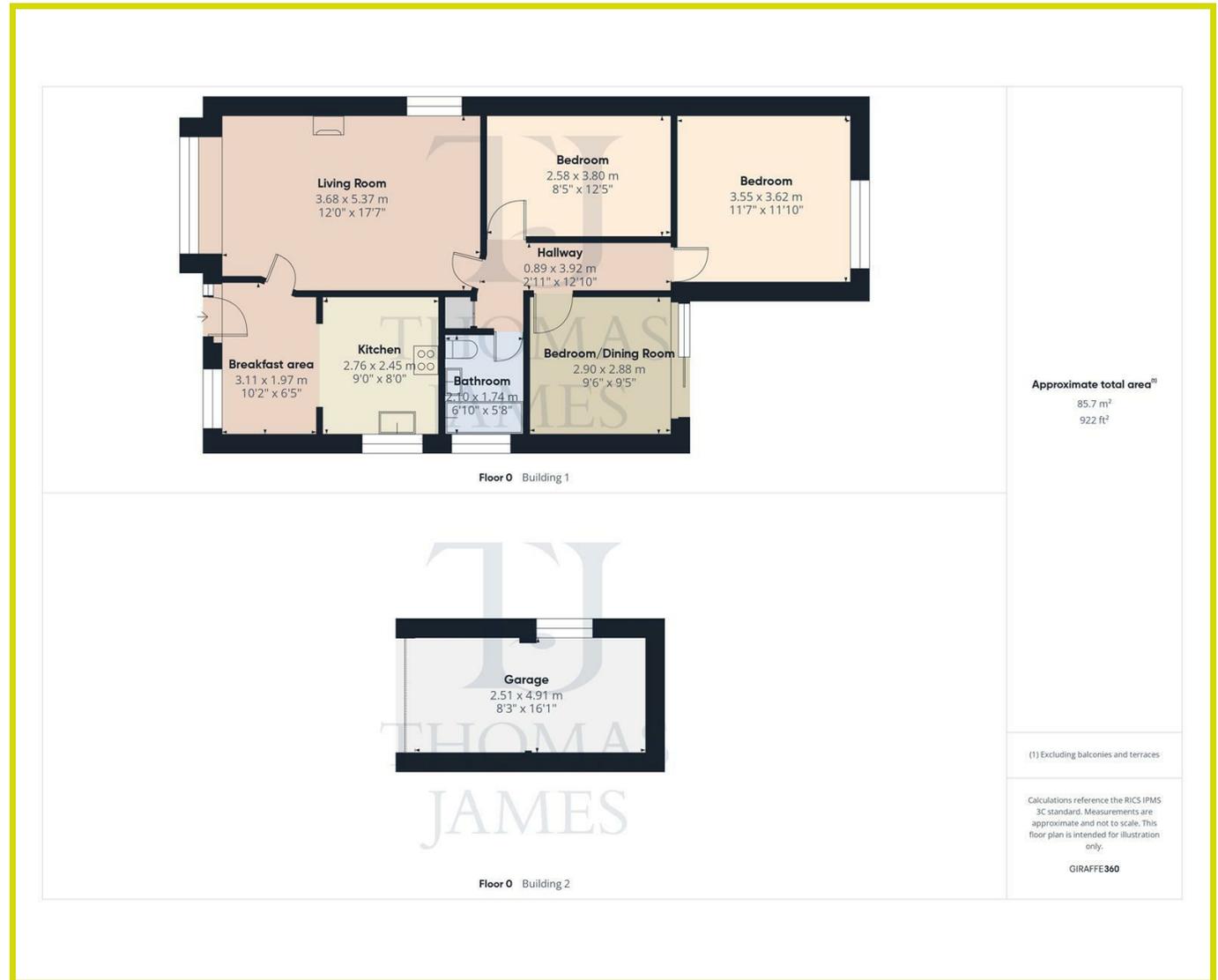
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MONEY LAUNDERING

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



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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