



6 Diamond Cottages,
Cotgrave, NG12 3PA

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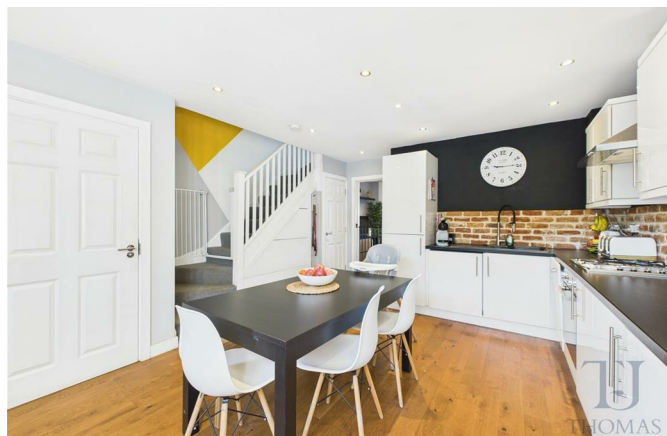
Offered to the market with no upward chain, this modern town house provides versatile and immaculately well presented accommodation arranged over three floors including: a large breakfast kitchen with a range of integrated appliances, a living room with French doors opening to the rear garden, plus a wc on the ground floor, two double bedrooms, a study with a feature bay window, and a family bathroom on the first floor, and a dual aspect master bedroom, with an en-suite shower room and a Juliette balcony, on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the front, a south west facing garden to the rear, and an allocated car parking space in the parking area beyond.

Situated in the popular 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. Main road routes and local transport links provide access to neighbouring villages, to Nottingham, Leicester, and Newark.

Early viewing is highly recommended.

Offers Over £250,000





ACCOMMODATION

The composite entrance door opens directly into the breakfast kitchen.

The breakfast kitchen has a contemporary range of high gloss wall, drawer and base units, with under cabinet lighting and square edge work surfaces. There is a composite sink and drainer unit with a mixer tap over, and integrated appliances including a washing machine, a slimline dishwasher, a fridge/freezer, a wine fridge, an electric oven, and a four ring hob. A window overlooks the front, there is feature exposed brickwork and wooden flooring, stairs rising to the first floor, under stairs storage (with drawer and cupboard space), a door to the ground floor wc, and open access to the living room.

The ground floor wc is fitted with a low flush wc, and a wash hand basin.

The living room has wooden flooring, and a feature bay area with French doors opening to the garden, and full height windows to both sides.

On reaching the first floor, the landing has doors into two bedrooms, the study and the family bathroom.

The family bathroom is fitted with a three piece suite comprising; a bath with a shower over, a low flush wc, and a pedestal wash hand basin.

Bedroom two is a spacious room with a walk in bay area (with window) overlooking the rear, and fitted wardrobes.

Bedroom three overlooks the front.

The versatile study has a three quarter height bay window overlooking the front, two built in cupboards (one housing the Gloworm combination boiler), and stairs rising to the second floor.

Situated on the second floor, the master bedroom is a bright and airy dual aspect room with French doors opening to the Juliette balcony overlooking the rear, and a Velux window to the front pitch. There is a loft access hatch here, eaves storage space, and access to the en-suite shower room. The en-suite shower room is fitted with a three piece suite in white (with black fittings) including; a corner shower enclosure with a mains fed shower, and a vanity unit incorporating the wash hand basin and the concealed flush wc.

OUTSIDE

At the front of the property there is wrought iron gated access to the garden which has a fenced and hedged boundary and includes; an artificial lawn, a mature planted shrub border, and a pathway to the entrance door.

The south westerly facing garden to the rear of the property includes; a decked seating area, an artificial lawn, and a stepping stone pathway. Enclosed by timber screen fencing, the garden houses a timber storage shed, and has gated access to the parking area beyond.

The property has one allocated space in the car parking area.

Annual Maintenance Charge

We are advised that a maintenance charge of approximately £350.00 per annum, for the upkeep and insurance of the car parking area and communal area, at the rear of the property is levied.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

Referral Arrangement Note

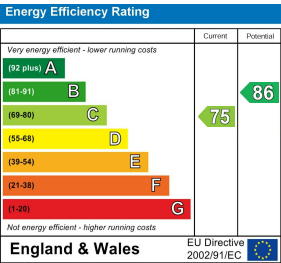
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



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