



4 Yew Tree Road,
Cotgrave, NG12 3SL

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Occupying a good size corner plot, this superb detached family home was built in 2016 and provides immaculately well presented accommodation arranged over two floors which includes an entrance hall, a breakfast kitchen with a feature bay and French doors opening to the garden, a living room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms (master with an en-suite shower room, and a dressing area), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and multiple upgrades, the property has attractively landscaped and enclosed gardens to the side, plus a driveway and single garage at the rear providing off road parking for a number of vehicles.

Situated on the sought after David Wilson Home Hollygate Park development, on the outskirts of the village of Cotgrave, the property is within easy reach of an extensive range of local facilities including primary schools, a leisure centre with swimming pool, shops and churches, a state of the art doctors surgery and library hub, public houses, a country park and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

Guide Price £350,000





ACCOMMODATION

The composite entrance door opens to entrance hallway. The entrance hallway has a window to the front, stairs rising to the first floor, a cloaks cupboard, wood flooring, and doors opening into the living room, the breakfast kitchen, and the ground floor cloakroom/wc.

The ground floor cloakroom/wc has a low flush wc, and a wash hand basin. There is tiling to the floor and the splash backs, ceiling spot lights, and an extractor fan.

The breakfast kitchen has a range of matching Shaker style wall, drawer and base units in white, tiled splash backs and wood effect work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, space for an American style fridge/freezer, and integrated appliances include a washing machine, a dishwasher, a double electric fan oven, and a six ring gas hob with a stainless steel extractor hood over. The wall mounted Ideal boiler housed in a cabinet here, there is a breakfast bar area, wood flooring, and a feature bay area with full height UPVC double glazed windows, and UPVC double glazed French doors opening to the garden.

The living room has a window to the side, a feature electric fire set in a marble effect surround, hard wood flooring, and a useful walk in under stairs storage cupboard.

On reaching the first floor, the landing has an airing cupboard housing the hot water cylinder, wood flooring, and doors into three bedrooms, and the family bathroom.

Bedroom one is a dual aspect room with windows to the front and side, two feature ceiling light points, wood flooring, a DRESSING AREA with a range of built in wardrobes and ceiling spot lights, and a door into the en-suite shower room. The en-suite shower room has a double shower enclosure (with two shower heads), a pedestal wash hand basin, and a low flush wc. There is tiling to the floor and half height tiling to the walls, a chrome heated towel rail, an extractor fan, and a shaver point.

Also a dual aspect room, bedroom two has windows to the front and side, wood flooring, and a loft access hatch.

Bedroom three window has a window to the side, and wood flooring.

Completing the accommodation, the family bathroom has a panelled bath with a mains fed shower and a glazed screen over, a pedestal wash hand basin, and a low flush wc. There is an opaque glazed window to

the front, an extractor fan, a chrome heated towel rail, and tiling to the floor.

OUTSIDE

At the front of the property a pathway leads to the entrance door. There are shrub beds adjacent, and hedges and lavender bushes to the boundary.

To the side of the property, the garden is enclosed by walled and fenced boundaries, and has been attractively landscaped. There is a large patio seating area, a shaped lawn, well stocked bark chipped borders with shrubs, rose bushes and flowers, plus a number of trees, and raised vegetable plots. The garden houses a greenhouse, has an external tap, external lighting, and gated access to both the front and rear.

The tandem driveway at the rear of the property provides off road parking for up to two vehicles, and in turn gives access to the brick built SINGLE GARAGE (with an up and over door, power and light connected, boarded loft space which is accessed via a pull down ladder, and a pedestrian door into the rear garden).

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £180.00, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

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

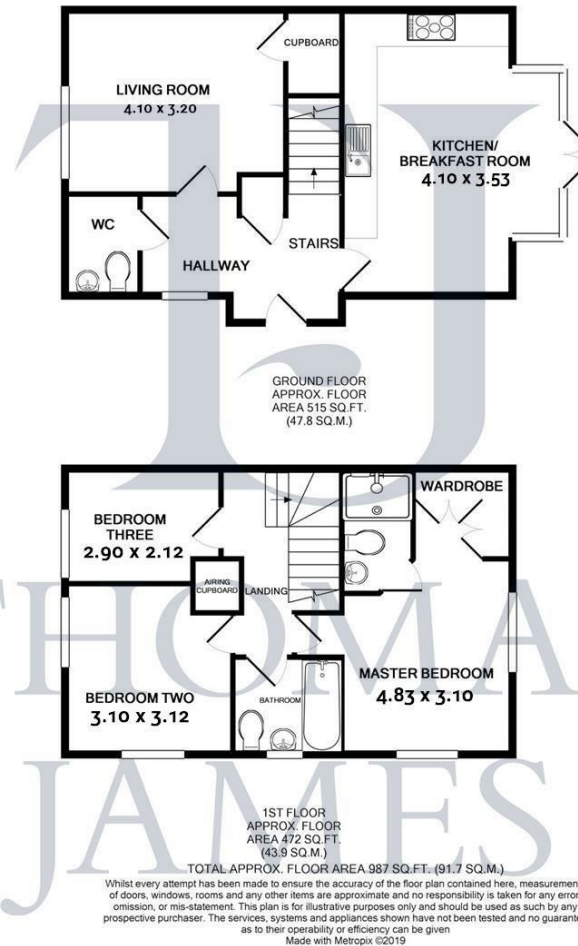
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MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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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