



8 Willow Road,  
Cotgrave, NG12 3TW



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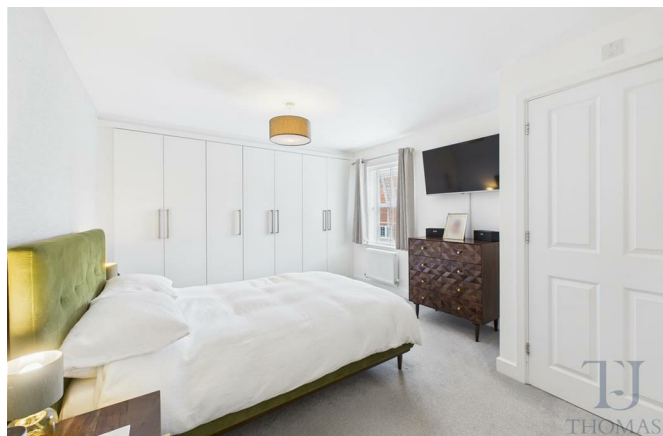
This immaculately well presented detached family home provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, a dual aspect open plan kitchen/diner, a second reception room/study, a utility room, and a large cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (one with an en-suite shower room), and the four piece family bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining years of the original NHBC warranty, the property has an attractively landscaped north easterly facing garden to the rear, a low maintenance garden to the front, plus a tandem driveway and detached single garage at the side providing off road parking for a number of vehicles.

Situated on the sought after David Wilson Homes Hollygate Park development, on the edge of the village Cotgrave, the property is just a few steps away from the country park, and close to facilities in the village 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.

## Offers Over £450,000





## ACCOMMODATION

The canopied composite entrance door at the front of the property opens to the entrance hallway. The welcoming entrance hallway has stairs rising to the first floor, a useful store cupboard, and doors opening to the living room, the open plan kitchen/diner, the second reception room/study, and the cloakroom/wc.

The spacious dual aspect kitchen/diner has a range of wall, drawer and base units in white, and integrated appliances including; a dishwasher, a fridge/freezer, a double fan oven, and a six ring gas hob. There is a bay window to the front, a further window overlooking the rear garden, and a door opening to the utility room.

The utility room has fitted base units, work surfaces, a sink and drainer unit, and space and plumbing for a washing machine. The wall mounted boiler is housed in a cupboard here, and there is a composite door opening to the garden.

The bright living room has a window to the side, and French doors opening to the rear garden.

With a bay window to the front, the second reception room/study would also make an ideal family room.

The ground floor cloakroom/wc completes the ground floor accommodation.

On reaching the first floor, the landing has a loft access hatch (with a pull down ladder, giving access to the insulated and partially boarded loft space above, with light), and doors giving access to all four double bedrooms (the largest of which has a well appointed en-suite shower room), and the four piece family bathroom.

## OUTSIDE

There is a low maintenance garden to the front of the property, laid to stone chipped beds, with a pathway to the entrance door, and a porch light.

The wider than average tandem driveway at the side of the property provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). There is pedestrian gated access to the rear garden.

To the rear of the property, the north east facing garden has been attractively landscaped and includes; a good size patio seating area, a shaped lawn, and raised flower beds. Timber fence enclosed, the garden has external lighting.

## Encore Estate Management Charge

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.

## Homes For Life

This property has been designed to fit the Homes For Life remit, and allows for easy wheelchair access, with plenty of space for manoeuvring and turning.

## Council Tax Band

Council Tax Band E, Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,132..60

## Referral Arrangement Note

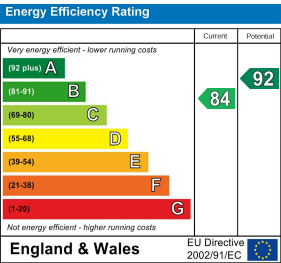
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## DISCLAIMER NOTES

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## MONEY LAUNDERING

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