



24 Harvest Drive,
Cotgrave, NG12 3SJ

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Thomas James are delighted to offer this well presented detached family home to the market.

Thoughtfully extended by the current owners, the property provides versatile and contemporary accommodation arranged over two floors including; a welcoming entrance hallway, a fitted breakfast kitchen with a dining/family area off (with bi-fold doors opening to the rear garden), a large dual aspect living room with French doors opening to the rear garden, plus a wc on the ground floor. The first floor landing gives access to four double bedrooms (master with an impressive vaulted ceiling and a modern en-suite shower room, one further bedroom also has an en-suite shower room), plus the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and the remaining balance of the original NHBC warranty, the property has a low maintenance garden to the rear, perfect for entertaining, a further garden to the front, plus a double driveway and an integral single garage 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 south Nottinghamshire village Cotgrave, the property is within easy reach of 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, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Offers Over £440,000





ACCOMMODATION

The composite entrance door opens to the welcoming entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, a door opening to the living room, and open access to the breakfast kitchen.

The dual aspect living room has a bay window to the front, a feature media wall, and French doors opening to the rear garden.

The modern breakfast kitchen has a matching range of high gloss wall, drawer and base units in white, under cabinet lighting, tiled splash backs and square edge work surfaces, a stainless steel sink and drainer unit with a mixer tap, and integrated appliances including; a dishwasher, a washing machine, a wine fridge, an electric double oven, and a six ring gas hob with an extractor hood over. There is an attractive kitchen island with quartz worksurface, and open access to the dining/family area.

With bi-fold doors opening to the rear garden, the versatile dining/family area enjoys plenty of natural light. There is a door leading into the ground floor wc.

The ground floor wc has a wash hand basin set in a vanity unit with a cupboard, plus a low flush wc.

On reaching the first floor, the landing has a window over looking the front and an pathway entrance to the country park, and doors opening into all four bedrooms, and the family bathroom.

The spacious master bedroom, has a vaulted ceiling with Velux windows, and a feature light, a window to the front, and open access to the en-suite shower room. The en-suite shower room is fully tiled and fitted with a modern suite including; two wash hand basins with vanity drawers beneath, a concealed flush wc, and a walk in shower enclosure with two shower heads.

The family bathroom has half height tiling to the walls, and is fitted with a three piece suite in white comprising; a panelled bath with a mains fed Aqualisa shower and a glazed screen over, a pedestal wash hand basin, and a low flush wc.

Bedroom two is double in size, and has built in wardrobes with sliding doors, providing access into an en-suite shower room. With half height tiling to the walls, the en-suite shower room has a double shower enclosure with a mains fed Aqualisa shower, a pedestal wash hand basin, and a low flush wc.

Bedrooms three and four are also double in size. The loft access hatch is in bedroom three (giving access to the partially boarded loft space above)

OUTSIDE

To the front of the property, the garden is laid to pea gravelled and shrub beds. There is a hedged boundary, and a pathway leading to the entrance door, and timber gated pedestrian access to the side and rear.

The double driveway provides off road parking for up to three vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE (with an electric roller door, and power and lighting connected). There is an external tap and external lighting here.

Attractively landscaped, the low maintenance rear garden provides an ideal entertaining space with a good size patio seating area, decorative stone chipped beds, and feature raised sleeper beds. Timber screen fence enclosed, there garden has an external tap, external power points and hard standing for a hot tub, external lighting, and timber benches.

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.

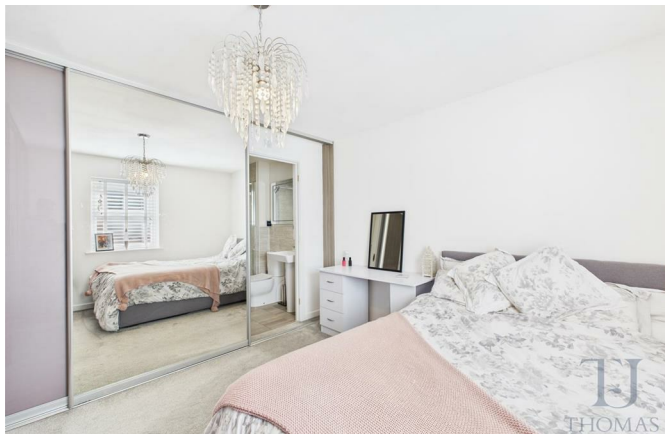
Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,563.04.

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.

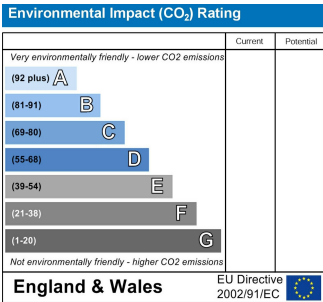
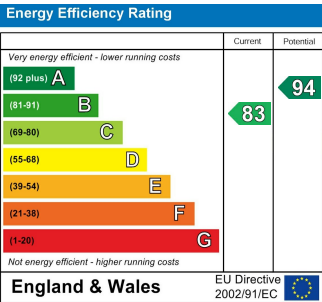


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MONEY LAUNDERING

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.



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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