



3 Ash Lea Close,  
Cotgrave, NG12 3PR



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

Extended to the ground floor, the property provides spacious and versatile accommodation including; an entrance hallway, a living room with double doors opening to the modern kitchen/diner, plus a family room with patio doors opening to the rear, a utility cupboard, and a contemporary shower room on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, and UPVC double glazing, the property has an attractive enclosed garden to the rear, and a tarmac driveway at the front providing off road parking for up to two vehicles.

Situated in a cul-de-sac position in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local facilities including; shops and churches, an outstanding primary school, a leisure centre with swimming pool, a state of the art doctors surgery and library hub, public houses, a golf course, and a country park. There are transport links and main road routes to Nottingham and Leicester.

Early viewing is highly recommended.

## Offers Over £325,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and a door into the living room.

The bright living room has a window to the front, a feature gas fire with a wood surround, and double doors opening to the kitchen/diner.

The extended kitchen/diner has a range of high gloss wall, drawer and base units in white, solid wood square edge work surfaces and matching upstands, and integrated appliances including; a dishwasher, an under counter fridge, an under counter freezer, a double fan assisted oven, and a four ring gas hob. There is open access to the dining area, and French doors opening to the rear garden. The dining area has a sloping ceiling with two Velux windows, a floor to ceiling window overlooking the rear garden, and doors into the shower room, and the family room. There is also access to a utility cupboard (housing the wall mounted Baxi boiler, and with shelving, space and plumbing for a washing machine, and space for a further under counter appliance).

The shower room is fitted with a contemporary suite comprising; a walk in shower cubicle (with two heads to the shower), a wash hand basin set in a vanity unit, and a low flush wc. There is tiled flooring with under floor heating, a heated towel rail, and a vaulted ceiling with a Velux window.

The family room is a versatile room, with UPVC double glazed sliding doors opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a shelved store cupboard, a loft access hatch (giving access to the partially boarded and fully insulated loft space above), and doors opening into all three bedrooms, and the family bathroom.

The family bathroom is fitted with a three piece suite in white comprising; a panelled bath with a mains fed shower and glazed screen over, a wash hand basin set in a vanity unit, and a low flush wc. There is a window to the rear, and a chrome heated towel rail.

Bedroom one overlooks the rear. Bedrooms two and three overlook the front. (Bedroom three has a built in cabin bed which will be included in the sale of the property).

## OUTSIDE

The tarmac double driveway at the front of the property provides off road parking for two vehicles, and in turn gives access to a storage room (with double timber doors, and light connected). There is a lawned garden area adjacent, access to the entrance door, and timber gated access to the side and rear.

The rear garden includes a patio seating area, a shaped lawn, planted shrub beds, and a stone chipped seating area. Timber fence enclosed, the garden has an external tap, an external light, and houses a timber storage shed.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,278.27.

## Referral Arrangement Note

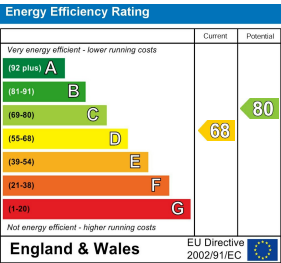
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

## DISCLAIMER NOTES

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## MONEY LAUNDERING

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