



12 Fieldfare Road,  
Cotgrave, NG12 3SU

TJ  
THOMAS  
JAMES

# 12 Fieldfare Road, Cotgrave, NG12 3SU

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

The property provides immaculately well presented accommodation arranged over two floors including, an entrance hallway, a living room, a fitted dining kitchen with a range of integrated appliances and French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, a security alarm system, and the remaining balance of the original NHBC warranty, the property has a privately enclosed east facing garden to the rear, a further garden to the front, plus a driveway and single garage at the side providing off road parking for a number of vehicles.

Situated on the sought after Barratts Hollygate Park development, on the edge of the village Cotgrave, the property is within walking distance of Cotgrave 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.

Viewing is recommended.

Asking Price £385,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a useful store cupboard, and doors opening to the living room, the dining kitchen, and the ground floor wc.

The living room has a bay window to the front, and a feature Quartz fireplace with an electric fire.

The spacious dining kitchen has a range of high gloss wall, drawer and base units in white, roll edge work surfaces, and a range of integrated appliances including; a dishwasher, a fridge/freezer, a fan assisted oven, and a gas hob. The wall mounted Ideal Logic boiler is housed here, there is ample space for a dining table and seating, a useful storage cupboard, a window to the rear, a door to the utility room, and French doors opening to the garden.

The utility room has a roll edge work surface, space and plumbing for a washing machine, and space for a dryer. A composite door opens to the driveway at the side.

The ground floor wc has a wc, and a pedestal wash hand basin.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, and doors into all four bedrooms, and the family bathroom.

Bedroom one overlooks the front, has wardrobes with sliding mirrored doors, and a door to an en-suite shower room. The en-suite shower room has a double shower enclosure, a pedestal wash hand basin, and a wc. The airing cupboard (housing the water cylinder) is situated here.

The second double bedroom overlooks the rear. There are two single bedrooms, one overlooking the front, and one overlooking the rear.

Completing the accommodation, the family bathroom has a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is a wall mounted mirrored cabinet.

## OUTSIDE

At the front of the property the garden is laid to shrub beds, with a pathway to the entrance door.

The tandem driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, and power and lighting connected). There is timber gated access to the rear garden.

The east facing rear garden has walled and fenced boundaries, and includes; a large patio seating area, a shaped lawn, and raised flower bed borders.

## 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

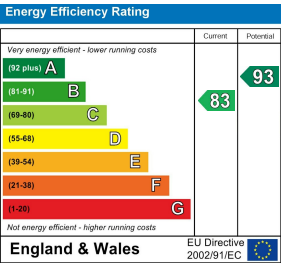
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

# DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

# 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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