



17 Cloverdale,
Cotgrave, NG12 3NJ

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, this well presented semi detached home provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen with French door opening to the garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the modern family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has enclosed gardens to both the front and rear.

Situated in a sought after position, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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, Leicester, and beyond.

Viewing is recommended.

Guide Price £190,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the living room, and the dining kitchen.

The living room has a window to the front, and an electric feature fire set on a marble hearth, with a wooden surround.

The dining kitchen has a range of solid wood wall, drawer and base units, roll edge work surfaces, space and plumbing for a washing machine and a slim line dishwasher, an integrated double Stoves fan oven, and an integrated electric hob with an extractor hood over. There is ample space here for a dining table and chairs, and French door opening out to the garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch (giving access to the partially boarded loft space above), a storage cupboard housing the Baxi combination boiler, and doors into all three bedrooms, and the family bathroom.

Bedrooms one and two are both double in size, and overlook the front and rear respectively.

Bedroom three is single in size, and overlooks the front.

Completing the accommodation, the modern family bathroom is fully tiled and has a three piece Burlington suite in white comprising; a panelled bath with an electric shower and a glazed screen over, a pedestal wash hand basin, and a wc. There is an opaque window to the rear, and a heated towel rail.

OUTSIDE

There is gated pedestrian access to the garden at the front of the property. The garden is laid to lawn, with established trees and shrubs, hedged and timber fenced boundaries, a pathway to the entrance door, and further pedestrian gated access to a pathway leading to the side and rear.

The east facing rear garden includes; a patio seating area, a lawned area, established shrubs, and a fruit trees. With hedged and timber fenced boundaries, the garden has an external tap, an external light, and houses two timber storage sheds (one with a work bench, and power connected).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

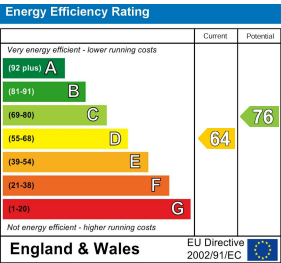
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