



8 Autumn Road,
Cotgrave, NG12 3SR

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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 cloakroom/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, and the balance of the original NHBC warranty, the property has an enclosed garden to the rear, a low maintenance garden to the front, plus a tandem driveway and a single garage providing off road parking at the side.

The property is situated on the sought after Barratt Homes Hollygate Park development, at the edge of the village of Cotgrave. The village boasts a wealth of 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, and a golf course. There are excellent transport links and main road routes to Nottingham, Leicester and beyond.

Viewing is recommended.

£365,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has herring bone style flooring, stairs rising to the first floor, a useful under stairs storage cupboard, and doors opening to the living room, the dining kitchen, and the ground floor cloakroom/wc.

The ground floor cloakroom/wc has a wc, and a wash hand basin. There is a continuation of the herring bone style flooring.

The living room has a feature bay window to the front, an electric fire set in a white surround, and media connection points.

The spacious dining kitchen has a range of matching wall, drawer and base units in cream, wood effect work surfaces, and integrated appliances including; a dishwasher, a fridge/freezer, a fan oven, and a gas hob with an extractor hood over. The Ideal Logic boiler is housed in a cupboard here, there is a continuation of the herring bone style flooring, a useful store cupboard, and a door into the utility room. This bright dining kitchen has plenty of natural light, ample space for a dining table and chairs plus a sofa, a window to the rear, and French doors opening to the rear garden.

The utility room has a range of wall units, and wood effect work surfaces with space and plumbing for a washing machine, and space for a dryer beneath. A composite door opens to the side.

On reaching the first floor, the landing has a loft access hatch giving access to the partially boarded loft space above with light and power, a storage cupboard housing the hot water tank, and doors opening into all four bedrooms, and the family bathroom.

Bedroom one is double in size, overlooks the front, and has a door into an en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a pedestal wash hand basin, and a wc. There is an opaque window to the side.

Bedroom two is also double in size, and overlooks the rear.

Bedrooms three and four are single in size. One of which overlooks the front and is used as an office, the other overlooks the rear.

Completing the accommodation, the family bathroom has a panelled bath, a pedestal wash hand basin, and a wc. There is half height tiling to the walls.

OUTSIDE

At the front of the property, a pathway, with a shrub garden adjacent, leads to the canopied entrance door (with a porch light).

The tandem driveway at the side provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, boarded storage space to the eaves, and a pedestrian door opening to the rear garden).

The rear garden includes; a patio seating area, a shaped lawn, shrub borders, and steps up to a raised patio seating area. Privately enclosed by timber screen fencing, the garden also has an external light.

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 £2563.04.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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