



53 Harvest Drive,
Cotgrave, NG12 3SJ

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

The property provides accommodation arranged over three floors including; an entrance hallway, an open plan living/dining/kitchen with French doors opening to the rear garden, plus a cloakroom on the ground floor, two bedrooms and the family bathroom on the first floor, and two further double bedrooms (one with an en-suite shower room) on the second floor.

Benefiting from gas central heating, and UPVC double glazing, the property has an attractively landscaped south west facing garden to the rear, a shrub garden to the front, plus a tandem driveway and a single garage providing off road parking for a number of vehicles.

Occupying a pleasant position on the sought after Hollygate Park development at the edge of the village of Cotgrave, the property is within walking distance of the local country park, and within easy reach of excellent facilities in the village 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 transport links and main road routes to Nottingham, Leicester, and beyond.

Early viewing is recommended.

£340,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, tiled flooring, and doors opening into the open plan living/dining/ kitchen, and the ground floor cloakroom.

The ground floor cloakroom has a pedestal wash hand basin, and a wc. There is an opaque window to the front, and space to hang coats.

In the open plan living/dining/kitchen, the kitchen area has a range a modern wall, drawer and base units in cream, wood effect work surfaces, and integrated appliances including: a dishwasher, a washing machine, an electric fan oven, and a gas hob with a stainless steel extractor hood over. The wall mounted Ideal Logic boiler is housed in a cupboard here, there is a useful walk in under stairs storage cupboard, and open access to the living/dining room area.

This spacious living/dining room area enjoys plenty of natural light, via French doors, with full height windows to both sides, which open to the garden.

On reaching the first floor, the landing provides potential for use as an office/study area, has a window to the front, stairs rising to the second floor, an airing cupboard (housing the water cylinder), and doors into two bedrooms, and the family bathroom.

The family bathroom has a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc. There is a heated towel rail.

Bedroom three is a spacious room which could easily be used as a sitting room, and has a window to the rear.

Single in size, bedroom four is currently used as an office, and has a window to the front.

The second floor landing has an additional storage cupboard (with clothes hanging rails, and power and space for a tumble dryer), a loft access hatch, and doors into two further bedrooms.

Bedroom one has a window to the rear, fitted wardrobes, and access to an en-suite shower room. This en-suite shower room has a double shower enclosure, a pedestal wash hand basin, and a wc. There is a heated towel rail.

Completing the accommodation, bedroom two is a bright double room with two windows to the front, an open wardrobe space, and an alcove with two clothes hanging rails.

OUTSIDE

At the front of the property there is a pathway leading to the entrance door, with attractive shrub garden areas to both sides, and hedged and wrought iron fenced boundaries.

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

There is a good size south west facing garden to the rear of the property which includes; a patio seating area, a decked seating area, a shaped lawn, and raised flower and shrub beds. The garden is timber screen fence enclosed.

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 C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,366.30.

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.

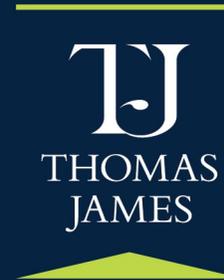
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MONEY LAUNDERING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	94
(81-91)	B		
(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	



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