



23 Cloverdale,  
Cotgrave, NG12 3NJ

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**TJ**  
THOMAS  
JAMES

# 23 Cloverdale, Cotgrave, NG12 3NJ

Thomas James are delighted to offer this well presented mid terraced home to market.

The property provides spacious accommodation arranged over two floors including; a living room, and a fitted dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to four bedrooms, and the family shower room.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has a low maintenance enclosed garden to the rear, and a block paved driveway at the front providing off road parking for up to two vehicles.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park. There are local transport links and main road routes to Nottingham, Leicester, Newark, the surrounding villages, and further afield.

Early viewing is recommended.

**£199,950**





#### ACCOMMODATION

The UPVC entrance door opens directly into the living room.

The living room has a bay window to the front, laminate flooring, a feature gas fire with a wooden surround, stairs rising to the first floor, and a door opening to the dining kitchen.

The dining kitchen has a range of matching wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, space for two further under counter appliances, and space for a Range style cooker with a stainless steel extractor hood over. The Worcester Bosch boiler is housed here, there is a breakfast bar area, plenty of space for a dining table and chairs, a window to the rear, and French doors opening to the rear garden.

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

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

Bedrooms three and four are both single in size, and overlook the rear.

Completing the accommodation, the family shower room has a walk in shower (mains fed), a wash hand basin with a vanity cupboard, and a Japanese style wc.

#### OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles, has fenced side boundaries, and gives access to the entrance door.

A shared alleyway gives secure gated access to the rear garden.

To the rear of the property, the low maintenance north facing garden includes a paved patio seating area, a shaped artificial lawn, and pebbled beds with established shrubs. A pathway leads through the garden, to a gate which opens to rear. Timber fence enclosed, the garden has an external tap, an external light, and houses two useful brick outstores.

#### Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/26 £1,708.70.

#### 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.

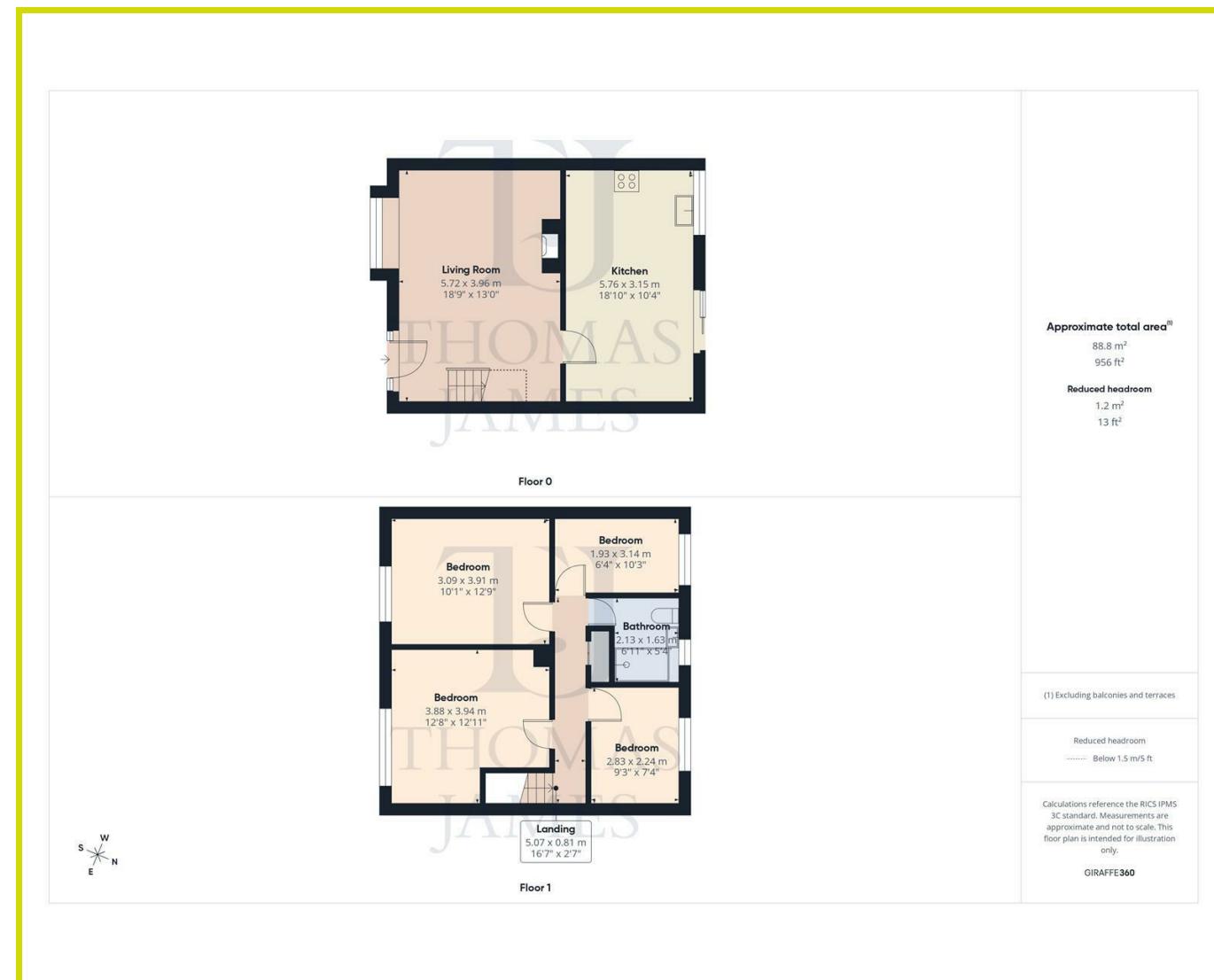
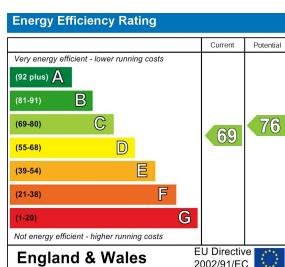


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## MONEY LAUNDERING

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.



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