



1 Cartbridge,
Cotgrave, NG12 3PF

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

The property provides immaculately presented accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a high specification fitted bathroom.

Benefiting from gas central heating with a combination boiler, UPVC double glazing, and oak internal doors, the property has well maintained west facing gardens to rear (including a timber summer house), further gardens to the front and side, plus a driveway providing off road parking for a number of vehicles.

Situated in a popular position, in the 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.

Early viewing is highly recommended.

Offers Over £225,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, and doors into the living room, and the dining kitchen.

The spacious living room has a bay window to the front, and a feature gas fire (disconnected) set in a marble effect surround.

Spanning the width of the property at the rear, the dining kitchen has a range of high quality, bespoke, solid oak country cottage style wall, drawer and base units, with tiled splash backs and granite work surfaces over. There is a Belfast sink with a mixer tap over, space for a fridge/freezer, and integrated appliances including a washer/dryer, a dishwasher, and a Smeg range style cooker (available by separate negotiation). The wall mounted Worcester Bosch boiler is housed in a cupboard here, there are windows to the side and rear, and a UPVC door (with a glazed panel) opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (with a pull down ladder giving access to the partially boarded loft space, with light), doors into all three bedrooms, and the family bathroom.

The family bathroom is fully tiled, and fitted with a modern suite comprising; a jacuzzi style P-shaped bath with a mains fed shower (with two heads) over, and a vanity unit incorporating the wash hand basin and the concealed flush wc. There is a heated towel rail.

Bedrooms one and two are both double in size. Bedroom two has a useful storage cupboard.

Completing the accommodation, bedroom three is single in size, and has an over stairs storage cupboard.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles. A wrought iron pedestrian gate leads to the rear garden.

There are attractive gardens to both sides of the driveway, with wrought iron gates, and fenced boundaries.

The well maintained west facing rear garden includes; two patio seating areas, and a shaped lawn. Timber fence enclosed, the garden has an external tap, external lighting, external power points, and houses a timber storage shed, and a large timber summer house (suitable for a variety of uses).

Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

Referral Arrangement Note

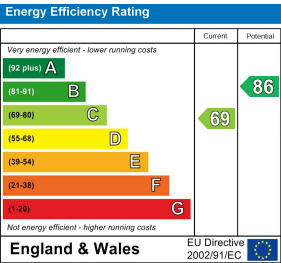
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