



20 Woodland Close,  
Cotgrave, NG12 3QF

---

**TJ**  
THOMAS  
JAMES

# 20 Woodland Close, Cotgrave, NG12 3QF

This mid terraced home provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a living room, a modern fitted dining kitchen with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property has attractively landscaped gardens to the rear, a further garden to the front, plus a single garage (with a car parking space in front) located in a block.

Situated in a sought after cul-de-sac, in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent local 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.

Early viewing is essential.

**£220,000**





## ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door opening to the living room.

The living room has a bay window overlooking the front garden and the green beyond, and glass panelled double doors leading into the dining kitchen.

The dining kitchen has a range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, space and plumbing for both a slimline dishwasher and a washing machine, space for a fridge/freezer, plus an electric fan assisted oven, and a five ring gas hob with an extractor hood over. There is a window to the rear, and French doors opening from the dining area out to the rear garden.

The ground floor wc has a wc, and a wash hand basin. There is under stairs storage space here.

On reaching the first floor, the landing has a loft access hatch (giving access to the fully insulated loft space above, which houses the Veissmann combination boiler), a useful storage cupboard, and doors into all three bedrooms, and the family bathroom.

Recently modernised, the family bathroom has a three piece suite in white comprising; an L-shaped bath with a mains fed shower over, a wash hand basin, and a concealed flush wc. There is an opaque window to the rear.

Both double in size, overlooking the front and rear respectively, bedrooms one and two both have fitted wardrobes.

Completing the accommodation, bedroom three is single in size, overlooks the front, and has an over stairs wardrobe.

## OUTSIDE

To the front of the property there is a lawned garden, with planted shrub beds, and a pathway leading to the entrance door.

The attractively landscaped rear garden includes; a decked seating area (with a pergola over), and a shaped lawn. Timber fence enclosed, the garden has a hot and cold feed tap, an external electric point, and houses a timber storage shed. From the garden, there is gated pedestrian access to a pathway leading to the side and front of the property.

The SINGLE GARAGE is situated in a block, and has an up and over door, and a single parking space in front.

## Council Tax Band

Council Tax Band A. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,708.70.

## Referral Arrangement Note

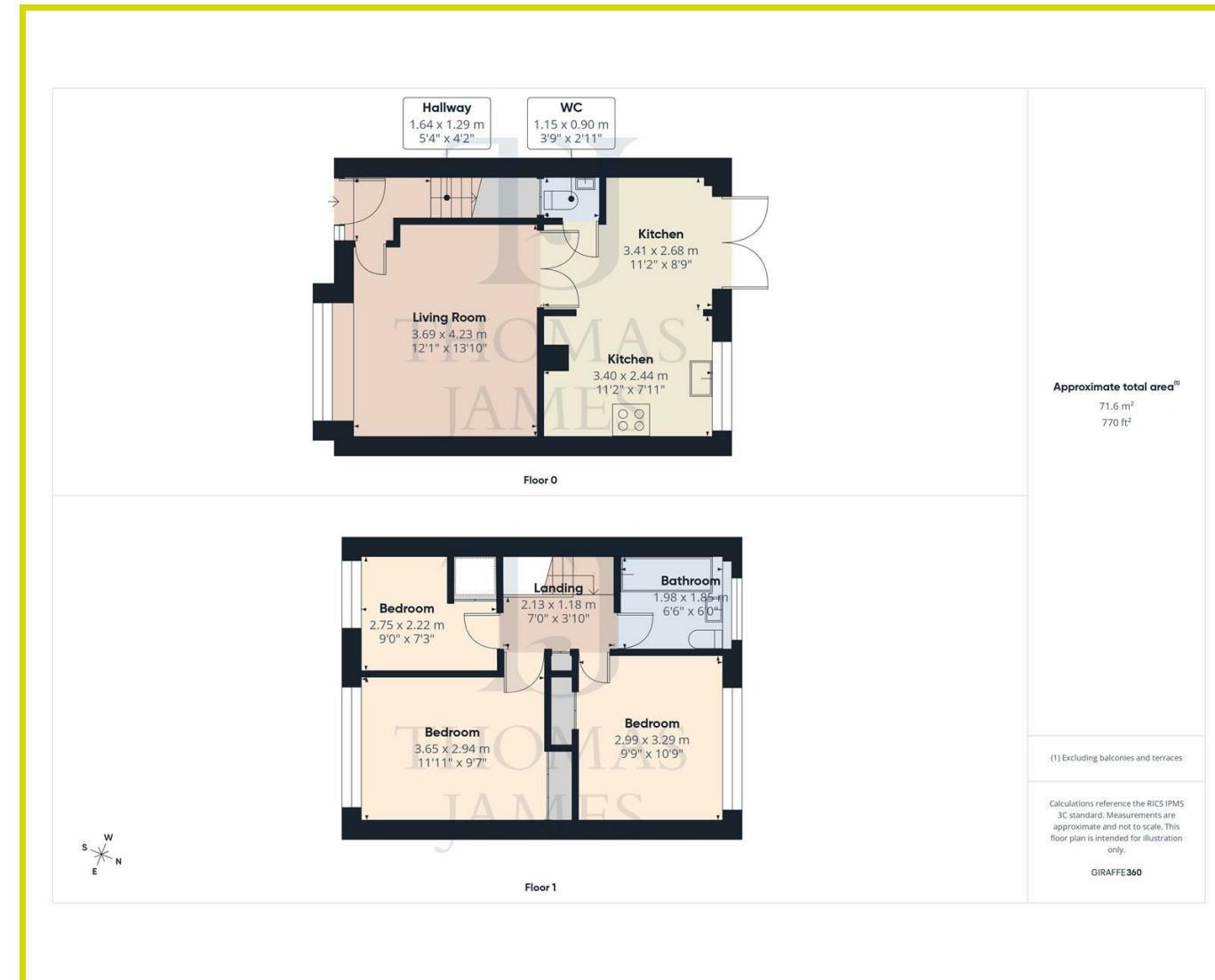
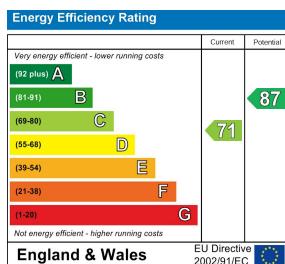
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

## 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.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

