



43 Harvest Drive,  
Cotgrave, NG12 3SJ

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Thomas James are delighted to offer this semi detached town house to the market.

The property provides well presented 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 wc on the ground floor, a large landing area (which would provide an ideal study space), two bedrooms, and a 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 enjoys an attractively landscaped south west facing garden to the rear, a further garden to the front, plus a tandem driveway and single garage at the side, providing off road parking for a number of vehicles.

Situated on the sought after Hollygate Park development, on the edge of the south Nottinghamshire village Cotgrave, the property overlooks a green at the front and is within walking distance of the country park. Cotgrave boasts excellent facilities including: primary schools, a leisure centre with swimming pool, shops and churches, 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.

Early viewing is highly recommended.

## Guide Price £340,000





#### ACCOMMODATION

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

The ground floor wc has a low flush wc, and a pedestal wash hand basin.

The open plan living/dining/kitchen has a matching range of high gloss wall, drawer, and base units in white, tiled splash backs and square edge work surfaces, integrated appliances including; a washer/dryer, a dishwasher, and a fridge/freezer, plus a built in fan assisted oven, and a gas hob with an extractor hood over. There is a large under stairs storage cupboard, and open access to the living/dining space which has UPVC double glazed French doors, with full height glazed to both sides, opening to the rear garden.

On reaching the first floor, the spacious landing has a window to the front, stairs rising to the second floor, an airing cupboard housing the hot water cylinder, and doors opening into two bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising; a panelled bath, a pedestal wash hand basin, and a low flush wc.

Bedroom four is single in size, and overlooks the front.

Bedroom two offers the potential for use as a separate living space, overlooks the rear, and has a television aerial connection point.

On reaching the second floor, the landing has a loft access hatch (giving access to the insulated loft space above), a large storage cupboard with two clothes hanging rails, and doors into two further bedrooms.

Bedroom one overlooks the rear, has a television aerial connection point, and a door into an en-suite shower room. The en-suite shower room has a three piece suite comprising; a double shower enclosure with a mains fed shower, a pedestal wash hand basin, and a low flush wc.

Bedroom three overlooks the front, with two windows allowing in plenty of light.

#### OUTSIDE

At the front of the property there is wrought iron pedestrian gated access to the garden, which is laid to lawn and a shrub bed, with a wrought iron fenced boundary, and a pathway leading to the entrance door.

The tandem driveway at the side provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, and a pedestrian door opening to the rear garden). There is a hot and cold feed tap here.

There is a good size south west facing garden to the rear of the property. Timber fence enclosed, the garden includes; a good size patio seating area, a lawned area, and shrub borders and beds.

#### Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £185.00, 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.

## DISCLAIMER NOTES

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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			94
(81-91) B		84	
(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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