



1 Briargate,
Cotgrave, NG12 3NT

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

Recently modernised by the current owners, the property provides well presented accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the family shower room.

Benefiting from gas central heating with a Worcester Bosch combination boiler, and recently installed UPVC double glazing and a composite entrance door, the property has been rewired over recent years, and has (owned) solar panels.

Occupying a large plot, the property has a privately enclosed garden to the rear, a low maintenance garden to the front, plus a driveway, car port and single garage providing off road parking for a number of vehicles.

Situated in the popular south Nottinghamshire village of Cotgrave, the property is within easy reach of excellent 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.

Guide Price £230,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the living room, and the dining kitchen.

The living room has a window to the front.

The dining kitchen has a range of high gloss wall, drawer and base units in grey, roll edge work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and integrated appliances including a fridge/freezer, an electric oven, and an electric hob. There is a breakfast bar, ample space for a dining table and chairs, windows to the side and rear, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated and partially boarded loft space above), and doors into all three bedrooms, and the family shower room.

The family shower room has a large walk in shower enclosure with a mains fed shower, a wash hand basin with a vanity unit beneath, and a low flush wc. There is an opaque window to the rear, tiling to the splash backs, and a heated towel rail.

Bedroom one is double in size, and overlooks the front.

Also double in size, bedroom two overlooks the rear, and has a storage cupboard, and wardrobes (available by separate negotiation).

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

OUTSIDE

The double driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected), and the CAR PORT. A pedestrian gated pathway leads to the rear garden.

There is an adjacent front garden, with a lawned area, and a pathway to the entrance door.

The rear garden includes a patio seating area, and a shaped lawn. Timber fence enclosed, the garden also houses a brick coal shed, and a timber storage shed.

Solar Panels

We are advised that the solar panels installed at the property are owned outright by the current owner of the property.

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.

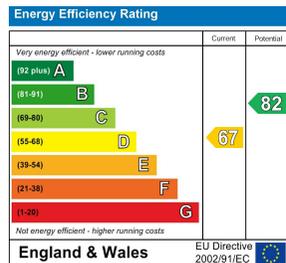


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MONEY LAUNDERING

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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