



33 Firdale,  
Cotgrave, NG12 3NA



# 33 Firdale, Cotgrave, NG12 3NA

Thomas James are delighted to offer this well presented mid terraced home to the market. The property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, a kitchen/diner extending into a family room with French doors opening to the rear garden, plus a utility room on the ground floor, with the first floor landing giving access to four bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property has an enclosed garden to the rear, and block paved driveway providing off road parking for up to two vehicles at the front, and benefits from views over the local countryside to the rear.

Situated in the popular south Nottinghamshire village of Cotgrave, the property enjoys open views across local countryside at the rear, and is within easy reach of excellent facilities in the village 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.

Viewing is recommended.

£230,000





## ACCOMMODATION

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

The living room has a large window to the front, allowing in plenty of natural light, and a feature media wall.

The kitchen/diner has a range of matching high gloss wall, drawer and base units in white, roll edge work surfaces, a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for an American style fridge/freezer, plus an electric fan oven, and a gas hob with an extractor hood over. There is a breakfast bar, access to the utility room, and open access to the extended family room.

This bright family room has lots of space for a dining table and chairs and comfortable seating, a UPVC sloping roof, windows to the side and rear, and French doors opening to the rear garden.

The utility room has space for a dryer.

On reaching the first floor, the landing has doors opening into two double bedrooms, two single bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white including; a bath with a shower over, a wash hand basin, and a wc.

The two double bedrooms both overlook the front, and have fitted wardrobes. Bedroom two also has feature wood panelling to the walls.

The two single bedrooms both overlook the rear, and enjoy views over the local countryside. Bedroom three has feature wood panelling to the walls.

## OUTSIDE

The double width block paved driveway at the front of the property has a fenced boundary, and provides off road parking for up to two vehicles. There is access to the canopied entrance door (with a porch light).

There is gated pedestrian access to a pathway at the side (shared with the neighbouring property), which then gives further gated pedestrian access to the rear garden.

The rear garden has a large paved patio seating area, and an artificial lawned area. Timber fence enclosed, the garden has an external light, an external tap, an electric point, and also houses a useful brick outstore.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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