



2 Foxglove Way,  
Cotgrave, NG12 3UB



## 2 Foxglove Way, Cotgrave, NG12 3UB

\*\*\*\*\* NO UPWARD CHAIN \*\*\*\*\* Thomas James are delighted to offer this semi detached family home to the market. Occupying a pleasant position on the highly regarded Barratts Hollygate Park development, on the outskirts of the village of Cotgrave, the property is within walking distance of the popular country park.

The property provides well presented accommodation arranged over two floors including: an entrance hall, a fitted breakfast kitchen, a living room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two double bedrooms (one with an en-suite shower room), a single bedroom, and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, the remaining balance of the original NHBC warranty, the property has a privately enclosed garden to the rear, a further garden to the front, plus a driveway and single garage at side, providing off road parking for a number of vehicles.

Cotgrave enjoys a wealth of 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 country park, and a golf course. There are excellent transport links and main road routes to Nottingham and Leicester.

Viewing is recommended.

Asking Price £285,000





## ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors opening into the living room, the fitted breakfast kitchen, and the ground floor ground floor/wc.

Fitted with a matching range of high gloss wall, base and drawer units in cream, with tiled splash backs and wood effect work surfaces, the breakfast kitchen has integrated appliances including a washing machine, a fridge/freezer, a dishwasher, an electric fan oven, and a four ring gas hob. The wall mounted Ideal Logic boiler is housed in a cabinet here, and there is a window to the front, with a wooden slatted blind.

Spanning the width of the property at the rear, the bright living room has Media connection points, and French doors with full height windows to both sides, opening to the rear garden.

The ground floor cloakroom/wc is fitted with a low flush wc, and a wash hand basin.

On reaching the first floor, the landing has a shelved double airing cupboard which houses the hot water cylinder, a loft access hatch, and doors opening into all three bedrooms and the family bathroom.

The master bedroom overlooks the front, and has an en-suite shower room which is fitted with a double shower enclosure, a pedestal wash hand basin, and a low flush wc.

Bedrooms two and three overlook the rear.

Completing the accommodation, the family bathroom is fitted with a panelled bath, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

The block paved driveway provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, and a pedestrian door to the rear garden). A pathway leads to the canopied entrance door (with a porch light), and there is garden area with a lawn and shrub beds.

To the rear of the property the garden is enclosed by timber screen fencing, and includes a patio seating area, and a lawned area.

## Encore Estate Management Fee

We are advised that there is an annual management charge of approximately £180.00, 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 2024/2025 £2169.93.

## 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.

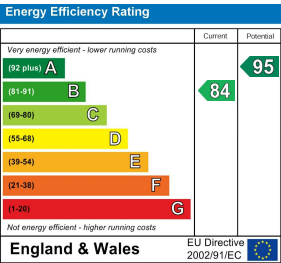


# DISCLAIMER NOTES

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.

