



5 Willow Road,
Cotgrave, NG12 3TW

TJ
THOMAS
JAMES

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This beautifully presented detached family home combines contemporary style with spacious, light-filled accommodation, creating a warm and welcoming home ideal for modern family living.

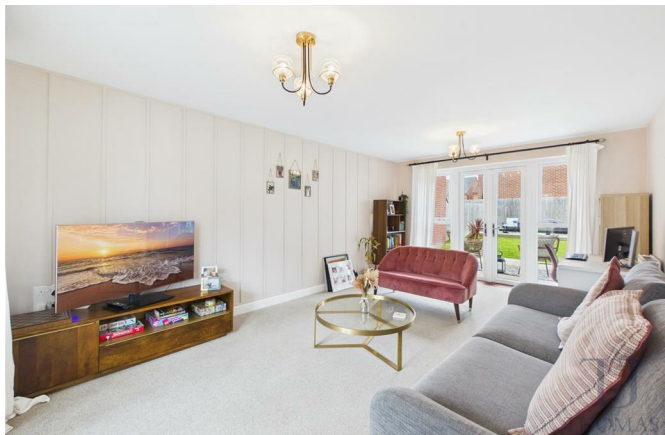
The ground floor features an inviting entrance hallway, a generous dual-aspect living room, and a stunning contemporary kitchen/family room with sliding doors opening into a separate dining room — perfect for entertaining and family gatherings. A cloakroom/WC completes the ground floor. Upstairs offers three spacious double bedrooms, including an impressive principal bedroom with a walk-in wardrobe and stylish en-suite shower room, plus a further single bedroom and modern family bathroom.

Finished to a high standard throughout, the property benefits from gas central heating, UPVC double glazing, elegant fitted blinds, quality lighting, and a security alarm system (available by separate negotiation). Outside, there is a private rear garden, attractive front and side gardens, plus a tandem driveway and single garage providing ample off-road parking.

Situated on the highly sought-after Barratt Homes Hollygate Park development on the edge of Cotgrave village, the home enjoys easy access to the nearby country park, excellent local amenities, and convenient transport links to Nottingham, Leicester, and beyond.

Early viewing is highly recommended.

£450,000





ACCOMMODATION

The canopied composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, two useful storage cupboards, and doors into the living room, the dining room, the kitchen, and the cloakroom/wc.

The dual living room has a bay window to the front, a feature wood panelled wall, and French doors opening to the rear garden.

The contemporary kitchen has a range of matching wall, drawer and base units in navy (with gold coloured handles and accessories), square edge work surfaces, under lighting, a matching island with a feature light over, space for an American fridge/freezer (the existing appliance is available by separate negotiation), and integrated appliances including: a washing machine, a dishwasher, a fan assisted oven, a microwave, and a gas hob with an extractor hood over. French doors open to the garden from the dining area, there is a window to the side, and open access to the family seating area, also with a window to the side, and sliding doors opening to the dining room.

The dining room has a bay window to the front.

The cloakroom/wc has a two piece suite including a wc, and a circular wash hand basin with a mixer tap.

On reaching the first floor, the landing has a window to the rear, a loft access hatch, a double wardrobe (with shelving, and housing the Ideal boiler and the water tank), and doors into all four bedrooms, and the bathroom.

Bedroom one has a window to the front, feature wood panelling to one wall, a walk in wardrobe (with clothes hanging rails, a window to the rear, and space for a dressing table), and access to an en-suite shower room. The en-suite shower room has a double shower enclosure, a wash hand basin with a vanity cupboard under, and a wc.

There are two further double bedrooms, one overlooking the front, and one overlooking the side.

The single bedroom overlooks the side.

Completing the accommodation; the bathroom has a three piece suite in white comprising; a bath with a shower and glazed screen over, a pedestal wash hand basin, and a wc. There is an opaque window to the rear.

OUTSIDE

At the front of the property a pathway leads to the canopied entrance door (with porch light), with shrub beds to both sides.

The tandem driveway at the side provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). There is timber gated pedestrian access to the rear garden.

The east facing rear garden includes; a patio seating area, a lawned area, and a decked seating area. Privately enclosed by walls and timber screen fencing, the garden has an external power point, external lighting, and an external tap.

To the side of the property there is an open plan garden area, laid to lawn and shrub beds.

AGENT NOTE RE GARAGE

The garage is situated beneath a neighbouring coach house, and we are advised is therefore a leasehold part of the property.

Encore Estate Management Charge

We are advised that there is an annual management charge of approximately £188.00, 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 E. Rushcliffe Borough Council.

Amount Payable 2026/2027 £3,253.66.

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85 93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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