



20 Harvest Drive,
Cotgrave, NG12 3SJ

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Thomas James are delighted to be offering this immaculate detached family home to the market. Situated on the sought after David Wilson Homes Hollygate Park development, on the edge of the village of Cotgrave.

The property provides accommodation over two floors including:- a large entrance hall, a spacious living room, separate study, a dining kitchen with bay window, utility room, and wc to the ground floor, four bedrooms (master with en-suite shower room) and a contemporary fitted family bathroom to the first floor.

Benefiting from gas central heating with a combination boiler and UPVC double glazing, the property has an attractively landscaped garden to the rear, a further enclosed garden to the front, plus a driveway and single garage.

The property also benefits from 8 years left on its NHBC warranty.

Cotgrave boasts an excellent range of facilities including schools, shops, churches, a leisure centre, golf course and country park.

Offered to the market with no upward chain. Early viewing is highly recommended.

£400,000



GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Giving access into:-

Entrance Hallway

Tiling to floor, ceiling spotlights, radiator, stairs rising to the first floor, doors giving access to the study, w/c, dining kitchen and the:-

Living Room

UPVC double glazed Bay window to the front elevation, (with made to measure blinds), media connection point, two ceiling light points, two radiators.

Study

UPVC double glazed window to the front elevation, (with made to measure blinds), ceiling light point, radiator.

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wall mounted feature wash hand basin, with waterfall tap. Opaque UPVC double glazed window to the side elevation, ceiling spotlights, radiator, partial tiling to walls, large storage cupboard, tiling to floor.

Dining Kitchen

KITCHEN AREA:- fitted with a range of high gloss wall, base and drawer units in white with soft close finish, wood work surfaces and splash backs, a separate island unit with additional storage and matching wood work surface, under cabinet and plinth level light. Integrated AEG induction hob with touch screen with stainless steel extractor fan over and AEG electric fan assisted double oven, one and a half bowl sink unit with a mixer tap.

Dining Kitchen/Continued

Integrated fridge/freezer and dishwasher. UPVC double glazed window to the rear elevation, tiling to floor, ceiling spotlights, TV aerial point, open access into:-

DINING AREA:- Bay seating area with UPVC double glazed floor-to-ceiling windows and French doors opening to the rear garden, feature ceiling light point, tiling to floor, ceiling spotlights, door into:-

Utility Room

Continuation of the high gloss in white wall, drawer and base units, with wood surfaces over, inset stainless sink and drainer with mixer tap, with tiled splashbacks, space and plumbing for a washing machine.

Wall mounted cupboard housing an IDEAL combination boiler, ceiling spotlights, tiling to flooring, extractor fan, radiator, door opening out to the rear garden, large walk in pantry cupboard (with spot light and tiled flooring).

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, ceiling spotlights, ceiling light point, double doors opening to an airing cupboard housing the hot water cylinder, (with shelving), radiator.

Doors giving access to four bedrooms and the family bathroom.

Master Bedroom

UPVC double glazed window to the front elevation, (with made to measure blind), built-in fitted wardrobes, ceiling light point, TV aerial point, radiator, thermostat control, door into:-





En-Suite Shower Room

Fitted with a three piece suite in white comprising a walk-in double shower enclosure with a mains fed shower, a pedestal wash hand basin and a low level flush w/c.

Opaque UPVC double glazed window to the side elevation, partial tiling to walls, wall mounted demister mirror (with lighting), chrome heated towel rail, ceiling spotlights, shaver point, extractor, vinyl tiled effect flooring.

Bedroom Two

Two UPVC double glazed windows to the front elevation, loft access hatch (giving access to the fully insulated loft space above), built-in wardrobes, ceiling light point, radiator.

Bedroom Three

Two UPVC double glazed windows to the rear elevation, built-in wardrobes with sliding mirror doors, ceiling light point, radiator.

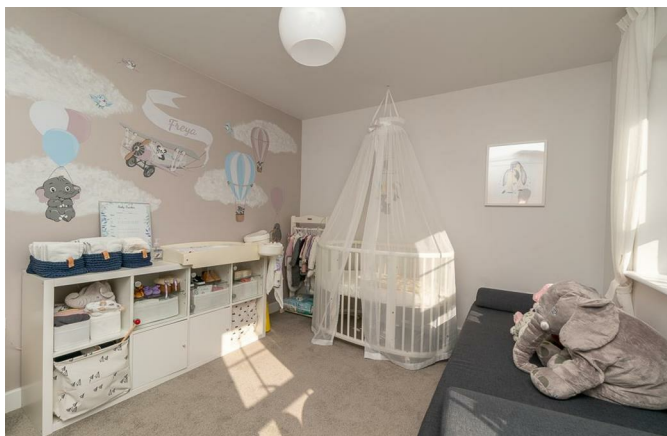
Bedroom Four

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a mains fed shower and glazed screen over, a pedestal wash hand basin and a low level flush w/c.

Opaque UPVC double glazed window to the rear elevation, heated towel rail, tiled effect vinyl floor covering, extractor fan, ceiling light point.



OUTSIDE

The attractive rear garden includes a patio seating area with a shaped lawn beyond, and slate chipped borders to either side. With walled and fenced boundaries, the garden has external lighting, power points, and tap, with timber gated access to the driveway.

At the side of the property the tandem driveway provides off road parking for up to two vehicles and gives access in turn to the SINGLE GARAGE.

At the front of the property, the wrought iron fenced garden has slate chipped planted shrub borders, a pathway to the driveway and pathway to the ENTRANCE DOOR.

Single Garage

With an up and over door to the front, with power and lighting connected, eaves storage.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

Directions

Harvest Drive can be located on the Hollygate Park development, off Hollygate Lane, Cotgrave.



DISCLAIMER NOTES

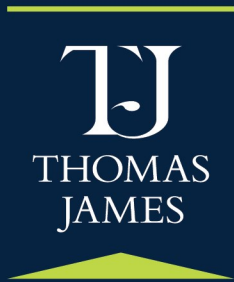
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MONEY LAUNDERING

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		93
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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