



Plot 52 Cropwell Meadow,
Cropwell Bishop, NG12 3GQ

TJ
THOMAS
JAMES

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****OPEN HOUSE SATURDAY 14TH SEPTEMBER - BOOKED APPOINTMENTS ONLY,
PLEASE CONTACT THE THOMAS JAMES TEAM ON 0115 9899 757 TO BOOK IN YOUR
TIMED APPOINTMENT****

An unique opportunity to purchase one of the last remaining plots on the sought after
Bloor Homes, Cropwell Meadow Development, in the highly regarded south
Nottinghamshire village of Cropwell Bishop.

This brand new (Darlton design) family home provides spacious accommodation
arranged over two floors including; an entrance hallway, a living room, a separate family
room/study, a dining kitchen with (upgraded) integrated appliances, and two sets of
French doors opening to the garden, plus a utility room, and a cloakroom/wc on the
ground floor, with the first floor landing giving access to four double bedrooms (two en-
suite, and master also with a dressing area), plus the fitted bathroom.

The property has an enclosed east facing garden to the rear, a further garden to the
front, plus a large driveway and a detached double garage providing off road parking for
a number of vehicles.

Occupying an idyllic position on the Cropwell Meadow Development, the property is
facing onto a green area with a childrens playground, and is accessed via a private
driveway with only three other properties.

Offered to the market with no upward chain! Part Exchange available.

Guide Price £520,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. Here, there is Amtico flooring, stairs off to the first floor, an under stairs storage cupboard.

The large living room overlooks the front, and has Media connection points. The bright family room/study is dual aspect.

There is a ground floor cloakroom/wc, fitted with a wash hand basin and a wc.

The spacious kitchen diner family room is fitted with a range of upgraded units in Dove Grey, with quartz upstands and work surfaces over, the attractive dining kitchen has a sunken one and a half bowl stainless steel sink unit with a mixer tap over, and integrated appliances including; a fridge/freezer, a dishwasher, a double AEG oven, and a gas hob with an extractor hood over. There is a central island unit, ample space for a separate dining table and family room furniture, Amtico flooring, access to the utility room, a window to the side, and two sets of French doors opening to the rear garden.

The utility room has a base unit, a continuation of the quartz work surface, space and plumbing for a washing machine, and space for a dryer. The wall mounted boiler, and the consumer unit are housed here.

On reaching the first floor, the landing has two useful storage cupboards, and doors into all four double bedrooms, and the family bathroom.

The master bedroom has a dressing area with a range of fitted wardrobes with sliding mirrored doors, and an en-suite shower room, which is fitted with a double shower enclosure, a wash hand basin with vanity drawers beneath, and a low flush wc.

Bedroom two also benefits from its own en-suite shower room, which is fitted with a double shower enclosure, a wash hand basin with vanity drawers beneath, and a low flush wc.

The further two bedrooms are double in size and are bright and spacious rooms.

Completing the accommodation, the family bathroom is fitted with a bath, a wash hand basin with vanity drawers beneath, and a low flush wc.

OUTSIDE

To the front of the property, there is an attractive garden laid to lawn, with shrub beds, and a pathway leading to the entrance door.

The double width tandem driveway at the side, provides off road parking for up to four vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE (with an up and over door, and power and lighting connected). There is gated pedestrian access to the rear garden.

The east facing rear garden, has fenced and walled boundaries, and is laid mainly to lawn, with a patio seating area. The garden has an external tap.

Estate Management Fee

We are advised that there is an annual management charge of approximately £205, for the upkeep of the communal areas on the development.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

TBC.

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

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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			
(81-91) B			
(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			
(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			
England & Wales	EU Directive 2002/91/EC		



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