



Plot 4 Cropwell Meadow,  
Cropwell Bishop, NG12 3GQ



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CROPWELL  
MEADOW  
CROPWELL  
BISHOP

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 (Douglas design) family home provides spacious accommodation arranged over two floors including; an entrance hallway, a spacious living room, a separate study, a beautiful fitted dining kitchen with integrated appliances, and 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 south 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, and is accessed via a private driveway with only three other properties.

Build complete October 2024. Offered to the market with no upward chain! Part Exchange available!

(Please note image is a CGI)

£495,000



S/S = SUB STATION

3 BEDROOMS	
<span style="color: #800000;">■</span>	<b>OAHSTONE</b> [74 / 75 / 84 / 85]
<span style="color: #800080;">■</span>	<b>DRUMMOND</b> [77 / 78]
<span style="color: #800040;">■</span>	<b>LAWRENCE</b> [27 / 81 / 86 / 76 / 83]
<span style="color: #800020;">■</span>	<b>HENLEY</b> [5 / 23 / 42 / 43]
<span style="color: #800000;">■</span>	<b>WILTON</b> [27 / 36 / 45]
4 BEDROOMS	
<span style="color: #008080;">■</span>	<b>HALLAM</b> [13 / 15 / 19 / 20 / 43 / 44 / 46 / 47 / 62]
<span style="color: #008000;">■</span>	<b>SKELTON</b> [79]
<span style="color: #008040;">■</span>	<b>WYATT</b> [12 / 13 / 22 / 29 / 64 / 61 / 82]
<span style="color: #008020;">■</span>	<b>SHAKESPEARE</b> [50 / 51]
<span style="color: #008000;">■</span>	<b>HARWOOD</b> [12 / 27 / 80 / 75]
<span style="color: #008040;">■</span>	<b>DOUGLAS</b> [4 / 6]
<span style="color: #008020;">■</span>	<b>DARLTON</b> [18 / 45 / 49 / 52 / 53 / 56 / 80]
<span style="color: #008000;">■</span>	<b>BURNS</b> [11 / 74 / 88 / 58 / 60]
5 BEDROOMS	
<span style="color: #008080;">■</span>	<b>RALEIGH</b> [8 / 9 / 54 / 55 / 57]
<span style="color: #008040;">■</span>	<b>AFFORDABLE RENT</b> [30 / 31 / 33 / 35 / 36 / 39 / 40 / 69 / 71]
<span style="color: #008020;">■</span>	<b>SHARED OWNERSHIP</b> [24 / 25 / 32 / 37 / 38 / 46 / 78 / 79 / 81]
<span style="color: #008000;">■</span>	<b>SOCIAL RENT</b> [26 / 29 / 34]



#### **ACCOMMODATION**

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

The large living room overlooks the front, French has doors opening to the garden, and Media connection points. The bright 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, with quartz upstands and work surfaces over, 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 ample space for a separate dining table and family room furniture, Amtico flooring, access to the utility room, a window to the side, and 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 a useful storage cupboard, 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, 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, and a low flush wc.

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

Completing the accommodation, the family bathroom is fitted with a bath, separate shower enclosure, a wash hand basin, and a low flush wc.

#### **OUTSIDE**

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

The double width driveway at the side, provides off road parking, and in turn gives access to the DETACHED DOUBLE GARAGE (with an up and over door, and power and lighting connected.)

The private south east facing rear garden, 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.

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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### FOUR BEDROOM HOME

#### FIRST FLOOR:

**BEDROOM 1**  
3.14m x 3.32m  
10'4" x 10'11"

#### EN SUITE

**DRESSING**  
**BEDROOM 2**  
3.56m x 2.43m  
11'8" x 8'0"

#### EN SUITE

**BEDROOM 3**  
3.57m x 2.71m  
11'9" x 8'11"

**BEDROOM 4**  
3.73m x 2.63m  
12'3" x 8'7"

#### BATHROOM

#### GROUND FLOOR:

**LOUNGE**  
3.65m x 5.78m  
12'0" x 19'0"

**KITCHEN / DINING / FAMILY**  
5.09m x 4.23m  
16'8" x 13'10"

**UTILITY**  
1.59m x 1.62m  
5'3" x 5'4"

**STUDY**  
3.32m x 2.16m  
10'11" x 7'1"



FIRST FLOOR



GROUND FLOOR

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**TJ**  
THOMAS  
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