



44 Cooper Close,  
Cropwell Bishop, NG12 3DL

TJ  
THOMAS  
JAMES

# 44 Cooper Close, Cropwell Bishop, NG12 3DL

Thomas James are delighted to offer this semi detached family home to the market.

The property provides accommodation arranged over two floors including; an entrance porch, a spacious living room, a fitted breakfast kitchen and a utility room on the ground floor, with the first floor landing giving access to two double bedrooms and a family bathroom.

Benefiting from a security alarm, UPVC double glazing, and gas central heating with a combination boiler, the property has an attractive west facing garden to the rear, plus a driveway and attached garage providing off road parking for a number of vehicles.

Situated in the sought after Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of local amenities including a doctors surgery, a primary school, local shops and public houses, and a creamery. There is easy access to the A46 and A52, providing main road routes to Nottingham, Leicester and Grantham.

Early viewing is highly recommended!

£240,000





### ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has a window to the front, wood flooring, and a door into the living room.

The living room has a continuation of the wood flooring, a wall mounted electric fire, and half height wood panelling to one wall. Stairs rise to the first floor from here, there is an under stairs storage cupboard, and a door into the breakfast kitchen.

Fitted with a matching range of wall, drawer and base units, with tiled splash backs and wood work surfaces over, the breakfast kitchen has a sink and drainer unit with a mixer tap over, and a freestanding gas cooker (to be included in the sale of the property). There is a window to the rear, open access to the utility room, and French doors opening to the garden.

The utility room has a continuation of the base units, space and plumbing for a washing machine, and space for a fridge/freezer. There is a personnel door to the garage, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space, which houses the Worcester Bosch combination boiler), and doors into the family bathroom, and both double bedrooms, one of which overlooks the front, the other overlooking the rear.

The family bathroom is fitted with a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc. There is also an over stairs storage cupboard here.

### OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles, and in turn gives access to the entrance door, and the ATTACHED GARAGE (with an up and over door, power and light connected, and a personnel door into the utility room).

The west facing rear garden has been attractively maintained and includes, a patio seating area, a shaped lawn, shrub borders, a pear tree, a willow tree, and lavender bushes. Timber fence enclosed, the garden has an external tap, and external lighting.

### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,941.30.

### 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.

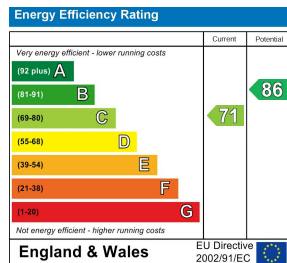


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## MONEY LAUNDERING

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