



1 Smiths Close,
Cropwell Bishop, NG12 3DU

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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 hallway, a fitted kitchen, a living room, a dining room, and a conservatory with French door opening to the rear garden on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has a privately enclosed east facing garden to the rear, a further garden to the front, plus a driveway and single garage providing off road parking.

Enjoying a cul-de-sac position, close to the heart of 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 specialist creamery. There are plenty of country walks nearby, and easy access to the A46 and A52, providing main road routes to Nottingham, Leicester and Grantham.

In need of some "tlc", this is going to be a wonderful family home! Early viewing is recommended.

Guide Price £250,000





ACCOMMODATION

The UPVC double glazed entrance door (with decorative panel) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, and glass panelled doors into the kitchen, and the living room.

Fitted with a range of wood wall, drawer and base units, with tiled splash backs and roll edge work surfaces, the kitchen has space and plumbing for a washing machine, space for a fridge/freezer, an integrated dishwasher, plus a double fan oven, and an electric hob with an extractor hood over. There is a window to the side, a serving hatch to the dining room, and a UPVC door opening to the rear garden.

The spacious living room has a bow window to the front, and a gas fire set in an ornate surround. Glass panelled double doors open to the dining room.

The dining room has patio doors opening to the conservatory.

Of UPVC construction, the conservatory has French doors opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch, and doors into all three bedrooms, and the family bathroom.

The family bathroom is fitted with a three piece suite comprising: a bath with a shower over, a wash hand basin, and a wc. There is tiling to the splash backs, and an opaque window to the rear.

Bedroom one is double in size, overlooks the front, and has fitted wardrobes. The airing cupboard (with the water cylinder) is housed here.



Bedroom two is also double in size, and overlooks the rear.

Completing the accommodation, the third bedroom is single in size, overlooks the front, and has a store cupboard.

OUTSIDE

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and light connected, a window, and a pedestrian door to the rear garden). There is a garden area adjacent, laid to lawn, with shrubs, and a quarter height wall to the boundary.

To the rear of the property, the east facing garden is laid mainly to lawn, with a patio seating area, and mature shrub borders. The garden is privately enclosed by timber screen fencing.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,029.53.

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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

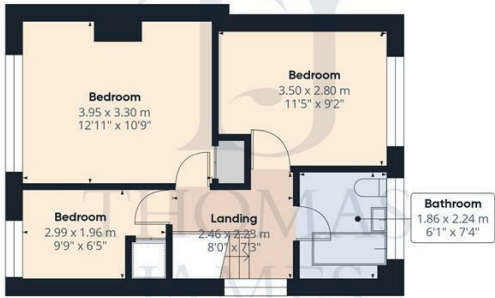
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(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		



Floor 0



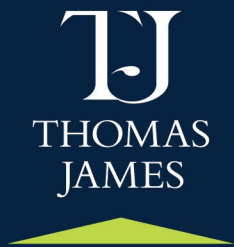
Floor 1

Approximate total area⁽¹⁾
90.8 m²
977.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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