



Butler Close, Cropwell Butler
£900 pcm

 Comfort
Estates



Butler Close

Cropwell Butler, Nottingham

Charming 2-Bedroom Terraced Home in Butler Close, Cropwell Butler – Available Now. Located in a quiet cul-de-sac, this beautifully presented two-bedroom terraced house offers peaceful village living whilst remaining well-connected via the nearby A46 for easy access to the A1 and M1.

Upon entering the property, you are greeted by a welcoming hallway with stairs leading to the first floor and access to the spacious lounge, which has been freshly decorated with new carpets throughout.

At the rear of the property, the kitchen/dining area provides plenty of storage and worktop space, complete with an electric hob, oven, extractor hood, sink, and washing machine. The kitchen also benefits from new flooring and recently fitted patio doors that open out to a landscaped rear garden featuring lawn and paved areas, and a handy storage shed.

Upstairs, there are two bedrooms, both newly carpeted and neutrally decorated. The main bedroom includes a built-in wardrobe and an additional storage cupboard housing the boiler, while the second bedroom makes an ideal home office or guest room. The family bathroom is fitted with a shower over the bath, wash basin, toilet, and mirror.

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Located in a quiet cul-de-sac, this beautifully





Butler Close

Cropwell Butler, Nottingham

| Modern Townhouse | Refurbished Throughout | Private Garden | Driveway |
New Flooring | Close By To The A46 | Sought After Location | Available Now |
Unfurnished Property |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Refurbished Throughout
- New Flooring Throughout
- Two Bedrooms
- Private Driveway
- Neutrally Decorated
- Unfurnished Property
- Landscaped Garden
- Sought After Location
- Available Now
- Double Glazing & Gas Central Heating

Cropwell Butler is a highly sought-after village surrounded by scenic countryside offering peaceful walks, a traditional local pub with a garden, and easy access to nearby Cropwell Bishop and Bingham, both providing further shops, cafes, and restaurants. Cropwell Bishop Primary School is also a short drive from Cropwell Butler.

This unfurnished property is available now – contact Comfort Estates today to arrange your viewing!



Kitchen/Diner

14' 8" x 8' 0" (4.46m x 2.45m)

This bright and modern kitchen is fitted with an electric hob, oven, and washing machine, offering plenty of cabinet and worktop space. There's also room for a fridge/freezer to be added by the tenant. The space is neutrally decorated throughout, features new flooring, and benefits from newly installed patio doors leading directly into the garden.

Lounge

14' 6" x 12' 8" (4.43m x 3.85m)

The lounge is located at the front of the property and offers a bright and welcoming space, featuring new carpets, wall and ceiling lighting, and a charming alcove adding character to the room. It benefits from plenty of natural light through the large front window and patio doors at the rear, creating an open space.

Bedroom

11' 4" x 11' 3" (3.46m x 3.44m)

The main bedroom is located on the first floor and overlooks Butler Close. Neutrally decorated and fitted with new carpets, the room also benefits from a spacious built-in wardrobe and an additional storage cupboard housing the boiler.



Bedroom 2

9' 7" x 7' 11" (2.91m x 2.41m)

The second bedroom, overlooking the rear garden, is a bright and versatile space fitted with new carpets. Neutrally decorated throughout, it would make an ideal home office or guest bedroom.

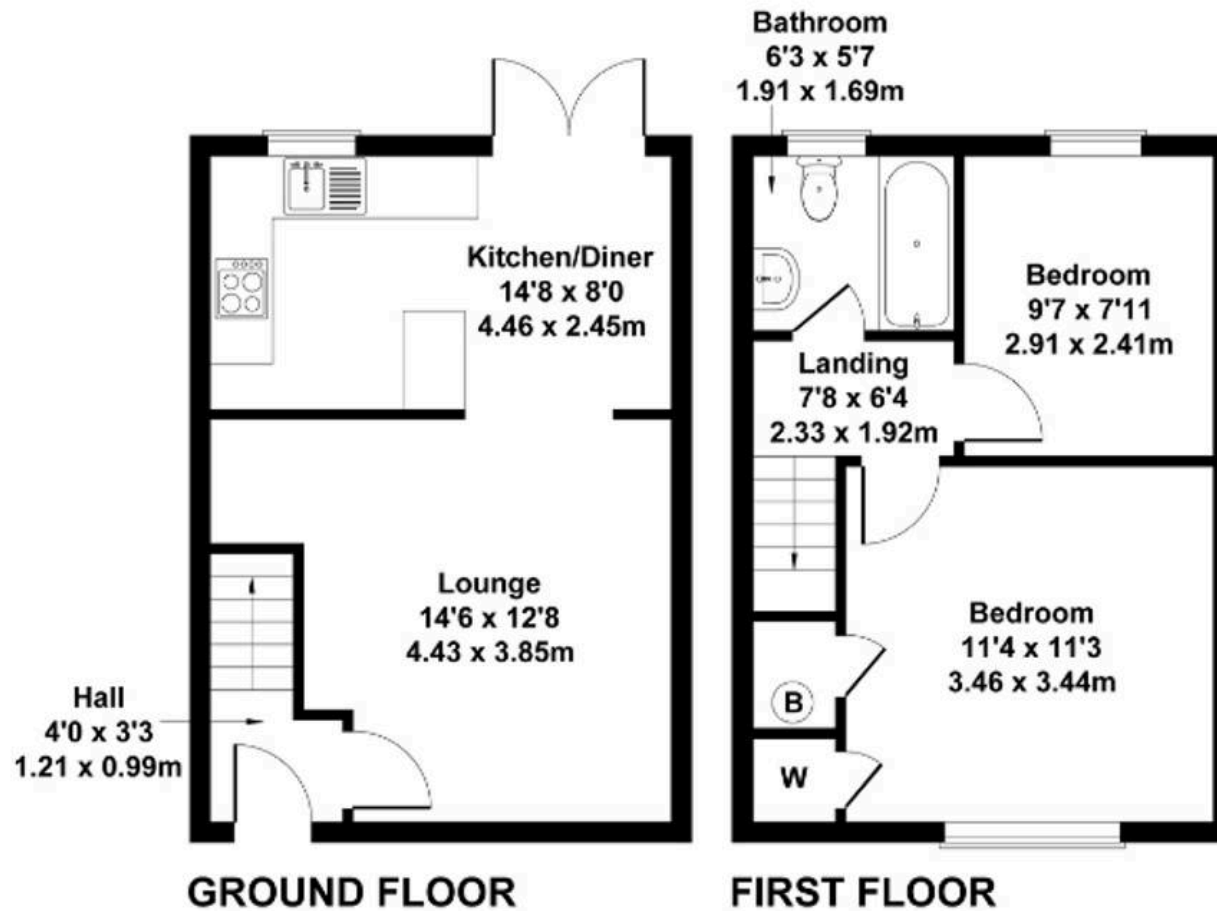
Bathroom

6' 3" x 5' 7" (1.91m x 1.69m)

The bright and modern bathroom has been refurbished throughout, featuring an electric shower over the bath, a new toilet, wash basin, and a wall-mounted mirror. The space is finished with fresh white wall tiles and new flooring, creating a clean and contemporary look.



Approximate Gross Internal Area
624 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

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