

# HoldenCopley

PREPARE TO BE MOVED

Brownhill Close, Cropwell Bishop, Nottinghamshire NG12 3DN

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**Guide Price £375,000**

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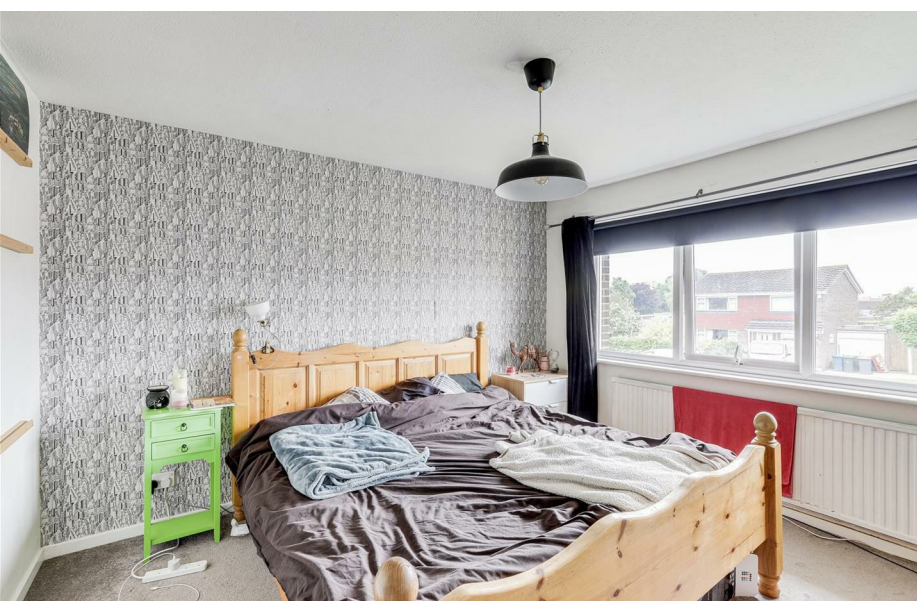
GUIDE PRICE - £375,000 - £400,000

SOUGHT-AFTER VILLAGE LOCATION...

Welcome to this impressive five-bedroom detached house, an ideal spacious family home located in the sought-after village of Cropwell Bishop. With easy access to local amenities, including shops, eateries, commuting links, and great schools. As you enter, the welcoming hallway leads you to a spacious reception room, perfect for family gatherings and relaxation. Adjacent is the dining room, illuminated by large double French doors open to the rear garden. The dining room seamlessly flows into the modern kitchen, designed to meet all your culinary needs. Completing the ground floor is a convenient W/C. The upper level boasts four generously sized double bedrooms and a comfortable single bedroom. Each double bedroom is equipped with fitted furniture or in-built storage cupboards, providing ample storage space. A well-appointed three-piece bathroom suite serves the residents, ensuring comfort and convenience. Outside, the front of the property features a driveway providing off-road parking for multiple cars with EV car charging point and access to the garage, which offers additional storage space. The front garden area has a lawn, complemented by plants and shrubs that enhance the property's kerb appeal. To the rear, you'll find an enclosed garden with a lawn, a patio seating area, and a variety of plants and shrubs, creating a perfect outdoor retreat.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'10" x 6'5" (max) (4.84m x 1.98m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

### Living Room

17'4" x 12'4" (max) (5.29m x 3.77m (max))

The living room has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Dining Room

15'8" x 8'7" (4.78m x 2.64m )

The dining room has laminate wood-effect flooring, a vertical radiator, recessed spotlights, open access to the kitchen, full-height UPVC double-glazed windows with double French doors opening out to the rear garden.

### Kitchen

14'4" x 8'8" (max) (4.38m x 2.66m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated double oven & gas hob, partially tiled walls, recessed spotlights, access to the garage, vinyl flooring and a UPVC double-glazed window to the rear elevation.

### W/C

6'10" x 2'7" (2.10m x 0.79m )

This space has a low level flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

11'6" x 9'2" (max) (3.53m x 2.81m (max))

The landing has carpeted flooring, ceiling coving, access to the first floor accommodation and access to loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

15'10" x 10'9" (max) (4.85m x 3.29m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes & Chester drawers and a UPVC double-glazed window to the front elevation.

### Bedroom Two

11'10" x 11'1" (3.62m x 3.40m )

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Three

11'3" x 11'2" (3.44m x 3.42m )

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

10'9" x 8'6" (max) (3.28m x 2.61m (max))

The fourth bedroom has carpeted flooring, a radiator, an in-built storage cupboard and UPVC double-glazed window to the rear elevation.

### Bedroom Five

8'0" x 7'11" (max) (2.44m x 2.42m (max))

The fifth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

8'0" x 7'8" (max) (2.46m x 2.35m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, an in-built storage cupboard that houses the water tank, partially tiled walls, recessed spotlights, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, an EV car charging point, gated access to the rear garden, courtesy lighting, a lawn and plants and shrubs.

## Garage

18'2" 10'10" (max) (5.55m 3.31m (max))

The garage has courtesy lighting, power supply, space and plumbing for a washing machine & tumble dryer, a wall-mounted boiler, a UPVC double-glazed obscure window to the side elevation, a single UPVC door providing access to the side of the property and an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, plants and shrubs and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 58Mbps & Highest upload speed at 12Mbps

Phone Signal – Some coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council- Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

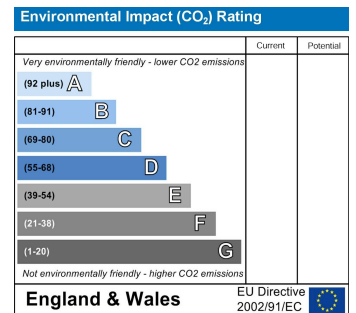
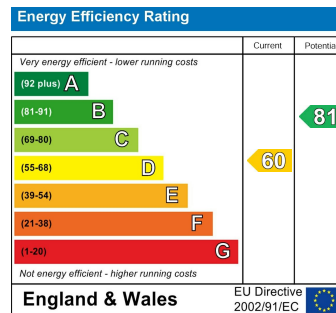
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**