

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Cropwell Bishop, Nottinghamshire NG12 3BP

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Guide Price £400,000 - £500,000



Nottingham Road, Cropwell Bishop, Nottinghamshire NG12 3BQ





GUIDE PRICE £400,000 - £425,000

NO UPWARD CHAIN...

This spacious four-bedroom detached bungalow, offering no upward chain, is situated in the sought-after village of Cropwell Bishop, with easy access to local amenities such as shops, eateries and excellent commuting links. Inside, you're welcomed by a generous porch and hallway leading to a bright and airy reception room filled with natural light. Adjacent is a dedicated dining room, perfect for family meals and entertaining, alongside a fitted kitchen equipped for all your culinary needs and a convenient utility room. The ground floor also includes two double bedrooms, with the primary bedroom enjoying the benefit of its own en-suite, while the remaining bedrooms are served by a family bathroom. The upper level features two additional spacious double bedrooms, offering further versatile living space. Outside, the front of the property boasts a large driveway providing off-road parking for multiple cars, access to a garage, and a well-maintained garden with a lawn, paved patio, and a variety of mature plants and shrubs. To the rear, a private enclosed garden offers a peaceful retreat, complete with a patio seating area, a lawn, access to an outdoor W/C, and a summer house, all surrounded by a variety of plants and shrubs, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!







- Detached Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- En-Suite & Family Bathroom
- Driveway & Garage
- Summer House & Outdoor W/C
- No Upward Chain
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

**Porch**  
5'7" x 13'10" (1.70m x 4.22m)

The porch has tiled flooring, full-height UPVC double-glazed windows to the front elevation and double French doors providing access into the accommodation.

**Hall**  
14'11" max x 17'2" (4.55m max x 5.23m)  
The hall has carpeted flooring, a radiator, ceiling coving, panelled walls, an in-built storage cupboard and sliding patio doors providing access from the porch.

**Living Room**  
13'10" x 16'4" (4.22m x 4.98m)  
The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and two UPVC double-glazed windows to the fron and side elevations.

**Kitchen**  
13'10" max x 17'0" (4.22m max x 5.18m)  
The kitchen has a range of fitted base and wall units with worktops, double stainless steel sinks with a swan neck mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, a radiator, access to the pantry, tiled flooring and a UPVC double-glazed window to the side elevation.

**Utility Room**  
7'6" x 8'5" (2.29m x 2.57m)  
The utility room has fitted base units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine & dishwasher, a wall-mounted boiler, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the side of the property.

**Dining Room**  
10'4" x 11'11" (3.15m x 3.63m)  
The dining room has carpeted flooring, a radiator, ceiling coving and double French doors opening out to the rear garden.

**Master Bedroom**  
15'3" max x 11'3" (4.65m max x 3.43m)  
The main bedroom has carpeted flooring, a radiator, ceiling coving, sliding door wardrobes, access to the en-suite and two UPVC double-glazed windows to the side and front elevations.

**En-Suite**  
7'1" x 11'9" (2.16m x 3.58m )  
The en-suite has a low level dual flush W/C, a bidet, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, a radiator, tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed window to the side elevation.

**Bedroom Two**  
11'10" x 11'3" (3.61m x 3.43m)  
The second bedroom has carpeted flooring, ceiling coving, a radiator and a UPVC double-glazed window to the rear elevation.

**Bathroom**  
8'10" x 7'10" (2.69m x 2.39m)  
The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a corner bath, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

**Landing**  
11'3" x 13'8" (3.43m x 4.17m)  
The landing has laminate wood-effect flooring, a radiator, storage in the eaves and a Velux window.

**Bedroom Three**  
17'0" x 11'2" (5.18m x 3.40m)  
The third bedroom has carpeted flooring, a radiator, two Velux windows and a UPVC double-glazed window to the side elevation.

**Bedroom Four**  
12'1" x 11'4" (3.68m x 3.45m)  
The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

OUTSIDE

**Front**  
To the front of the property is a large block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a lawn, a paved patio, a variety of plants and shrubs and fence panelling boundaries.

**Garage**  
18'6" x 12'7" (5.66m x 3.85m)

**Rear**  
To the rear of the property is a private enclosed garden with a paved patio area, a lawn, access to the outdoor W/C & summer house, a variety of plants and shrubs and fence panelling boundaries.

**Outdoor W/C**  
2'11" x 6'6" (0.90m x 1.99m )  
This space has a low level flush W/C, vinyl tiles, a UPVC double-glazed obscure window and a single UPVC door to provide access.

**Summer House**  
7'9" max x 7'10" (2.37m max x 2.40m)

**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

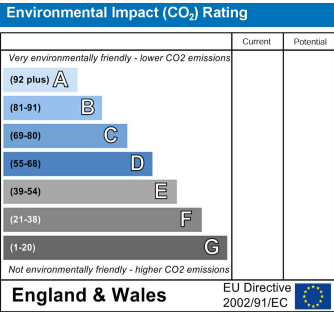
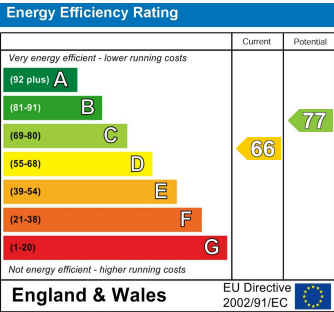
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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ADDITIONAL INFORMATION

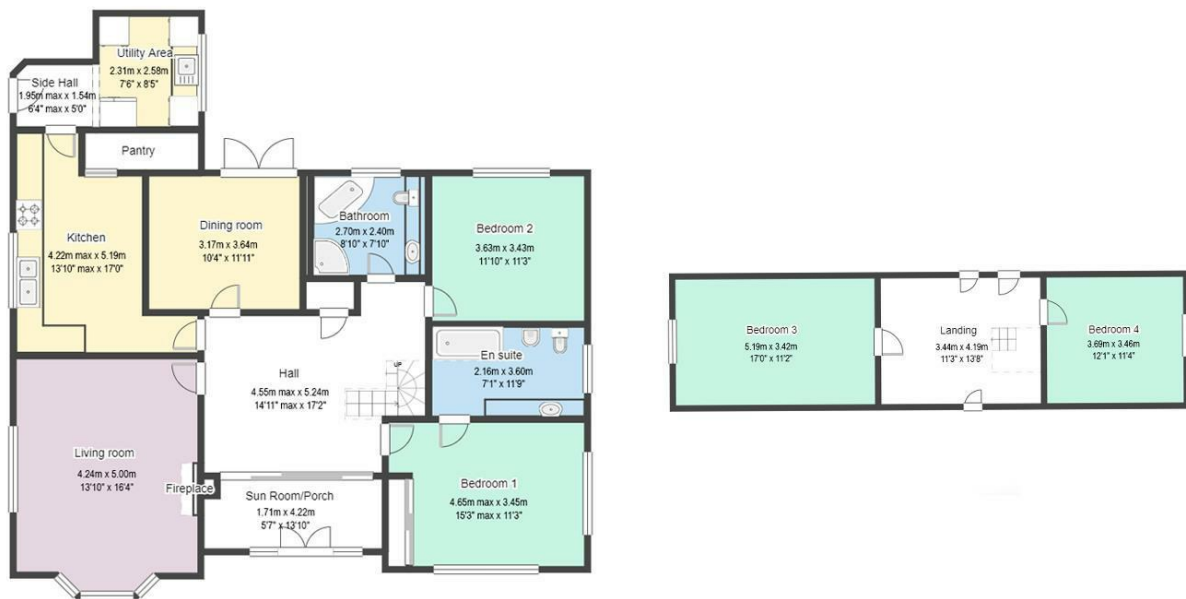
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach  
Broadband Speed - Superfast Broadband available with the highest download speed at 77Mbps & Highest upload speed at 20Mbps  
Phone Signal – Good coverage of Voice 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





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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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)**

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