

Heathercroft

CROPWELL BUTLER

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The Posts, Cropwell Butler,
Nottinghamshire, NG12 3AS

Idyllically located in the sought after village of Cropwell Butler, this fabulous detached dormer bungalow offers four bedrooms and versatile living accommodation arranged over two floors.

The property is adorned with beautiful features throughout such as wood beams and internal picture windows allowing light from other rooms into the central hallway whilst surrounded by a wrap around garden filled with mature planting and well considered seating areas.

ground floor

The front door opens into a lovely reception hall that wraps around the sitting room to provide access to the bedrooms and dining room at the rear and side, with stairs that rise to the first-floor landing. At the end of the hall is a cloakroom fitted with wash hand basin and WC.

To the right is the triple aspect kitchen/dining/sitting room that offers views to the front and rear as well as onto the driveway which runs up the side. A side door provides east access to the vehicular parking, perfect for bringing in the shopping.





The kitchen itself is fitted with a vast range of wood shaker base and wall units providing an abundance of storage whilst housing the double oven, microwave, and dishwasher. There is further undercounter space for a washing machine. Two sinks are fitted within the space, one a stainless-steel inset bowl, the other a 1 ½ bowl sink with draining board. Completing the culinary appliances is a 4-ring gas hob with extractor fan over, fitted into the worktops that provide an immense amount of food preparation space extending to form a breakfast bar that separates the kitchen/ dining area from the sitting area. There is space for a dining table in the kitchen space, however the sitting area, currently arranged with chairs and a television, could alternatively be used to stand a larger table.

To the left of the reception hall is a lovely formal sitting room, featuring an inglenook fireplace with gas fire and a glorious large bay window that offers picturesque views of the private front garden. The large room provides plenty of space for a three-piece suite as well as ancillary sitting room furniture.

A door from the sitting room provides access to the conservatory, which is also accessible via double doors from the dining room, perfectly linking the reception spaces. External patio doors from the conservatory lead onto the front garden, creating a wonderful indoor/ outdoor space.

The dining room, also accessed from the internal hall, is a well-proportioned room with windows onto the side garden and views to the front through the conservatory. Alternatively, this room could be used as a fifth bedroom.





There are two double bedrooms located on the ground floor, one with two single fitted wardrobes flanking the bed, the other benefiting from built in wardrobes to one wall.

Completing the ground floor accommodation is the fully tiled bathroom fitted with a corner back with shower over, wash hand basin and WC.

first floor

Stairs rise to the first floor landing to an open space currently used as a home office, providing access to the two first floor bedrooms.

To the right is a well proportioned double bedroom, whilst to the left is the principal suite. The principal suite consists of a large bedroom, suitable for a kind sized bed and ancillary bedroom furniture, a dressing room with fitted wardrobing and a large storage cupboard making the most of the eave's space, along with an ensuite fitted with shower, wash and basin and WC.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler that is located in the kitchen. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

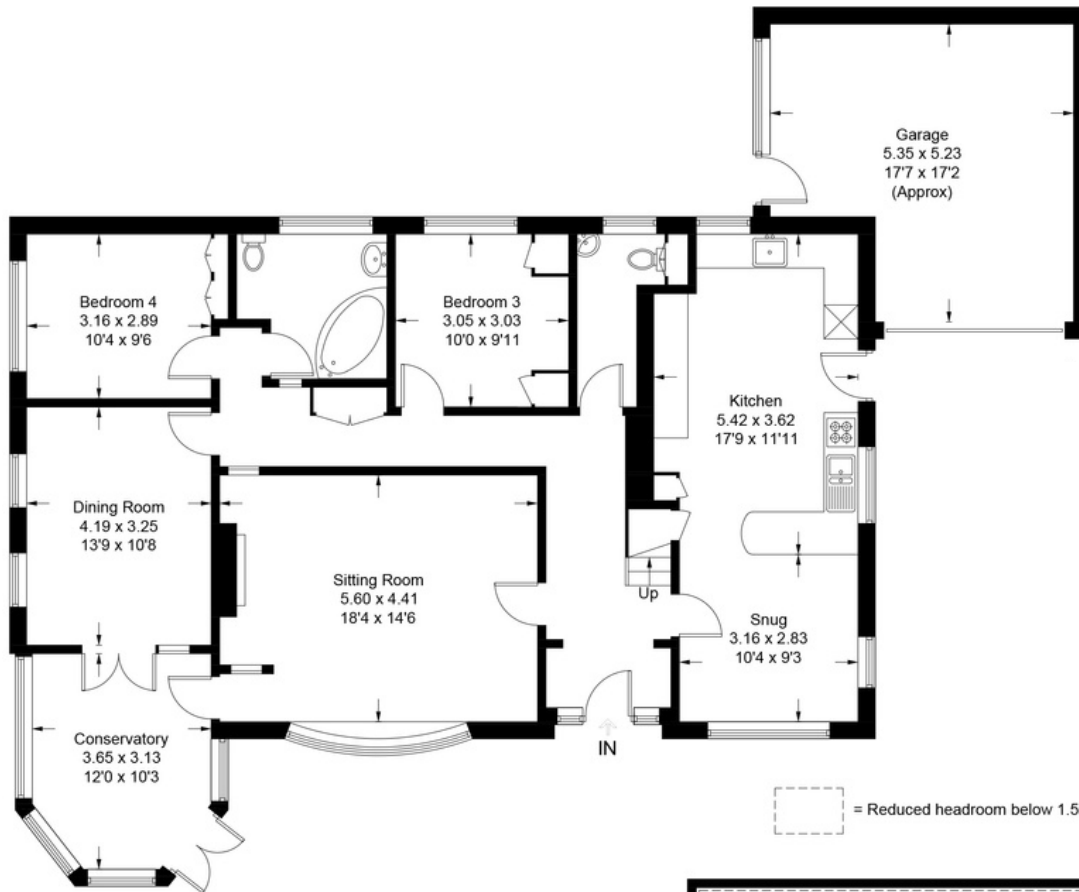


gardens

The property is approached by a drive that runs down the right hand side of the plot providing tandem parking for 2-3 vehicles, leading to the L-shaped, oversized single garage that provides workshop space to the rear.

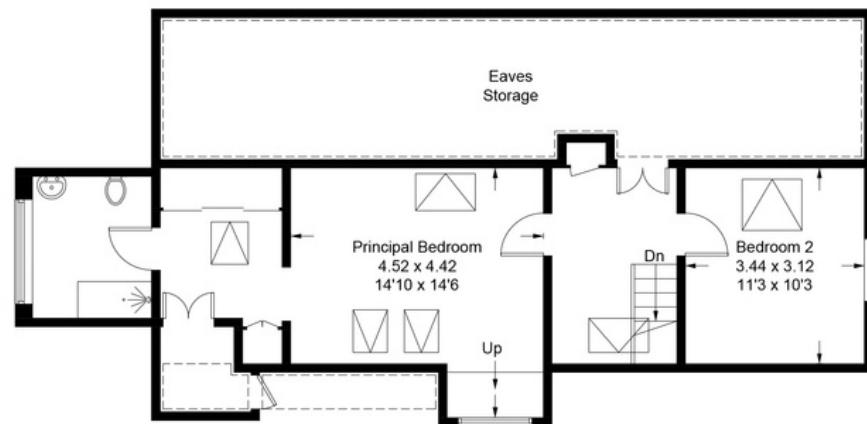
The majority of the garden is arranged to the front of the property shielded from passersby by the beautiful mature hedge and tree borders. Whilst predominantly laid to lawn there is established planting throughout the external space beautifully adorning the borders and seating area. The garden extends round the side of the property to a private rear courtyard garden, perfect for patio seating.





Ground Floor

Approximate Gross Internal Area: 217.1sq m / 2337 sq ft
Garage: 24.8 sq m / 267 sq ft
Total: 241.9 sq m / 2604 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0

local amenities

The Conservation village of Cropwell Butler is within easy reach of Radcliffe on Trent and Bingham where there are comprehensive local amenities and facilities including shops, banks, restaurants, schools and leisure facilities. The village has a well reputed pub, The Plough and public transport services.

Communication links are excellent, the A46 Fosse Way recently upgraded giving fast access to Newark and Leicester, M1 south (J21a). Nearby A52 gives good road access to Nottingham and Grantham. From Grantham the East Coast Line provides regular and rapid (scheduled 70 minutes) train journey to London Kings Cross. Nottingham International Airport is easily accessible adjoining the M1 (J24) at Castle Donnington.

plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: F
Tenure: Freehold

EPC Rating: 69 | C
EPC Rating Potential: 79 | C



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ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH