



10 Walker Close

CROPWELL BISHOP

10 WALKER CLOSE

Cropwell Bishop, Nottingham, NG12 3RL

Erected by Bloor Homes in November 2022, the property features exceptional choices including the Amtico flooring to the ground floor, oak internal doors, and high spec fitted appliances to the kitchen. The property benefits from a dining kitchen, lovely sitting room and three double bedrooms with family bathroom and ensuite to the primary. Externally there is tandem driveway parking for at least two vehicles and a well-proportioned garden to the side due to its arrangement as a corner plot accessed through patio doors from the kitchen and a garden gate off the driveway.







The front door opens a lovely welcoming reception hall with plentiful space for freestanding coat or shoe storage that benefits from an extremely large cupboard under the stairs that rise to the first floor. Off the hall is a useful understairs cloakroom with wash hand basin and WC.

To the right is a well-proportioned sitting room with windows to two aspects, one overlooking the children's play area and greenery across the way.

Opposite the living room on the left of the hall is the lovely dining kitchen fitted with an excellent range of grey modern shaker base and wall units accented by marble effect laminate worktops and stainless-steel furniture. A white, composite, one and a half bowl sink with mixer tap sits perfectly underneath the kitchen window overlooking the garden, with integrated dishwasher to the side. Culinary appliances include a single oven, four ring gas hob with extractor fan over, integrated fridge/ freezer and space for a built-in washing machine. There is a free-standing island with matching paintwork and wood worktop providing extra preparation space and extra storage underneath. Patio doors open from the dining area onto the garden patio.





heading upstairs

Stairs rise to the first-floor landing which provides access to the three bedrooms and family bathroom and benefits from a large storage cupboard.

The primary suite, located to the left of the property overlooking the garden consists of a lovely double bedroom with space for ancillary bedroom furniture and an ensuite featuring a large, tiled shower, wash hand basin and WC.

Bedrooms two and three are both nicely sized double bedrooms of equal proportions.

Completing the accommodation is the bathroom with shower over bath, towel radiator, wash hand basin and WC.





gardens

The front door is approached by a pedestrian footpath with the property set behind a low laurel hedge that extends round the side of the property to the driveway. As the property occupies a corner plot, the driveway runs to the rear of the property accessed off of Hopewell Street with tandem parking for at least two vehicles. At the end of the drive is a personnel gate into the garden.

The garden, that sits to the left-hand side of the property, is predominantly laid to lawn with recently planted apple, pear and plum tree saplings. A patio is perfectly located off the dining kitchen, whilst a garden shed provides useful outdoor storage space.

local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

The Vale of Belvoir is on the borders of Leicestershire, Lincolnshire and Nottingham and is home to Belvoir Castle and estate, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10-minute drive away.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. 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.

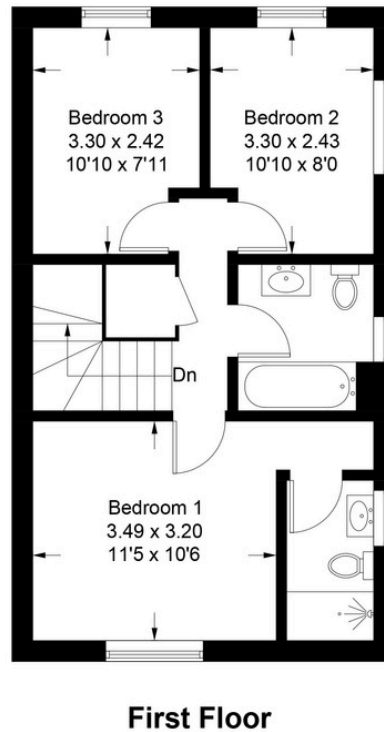
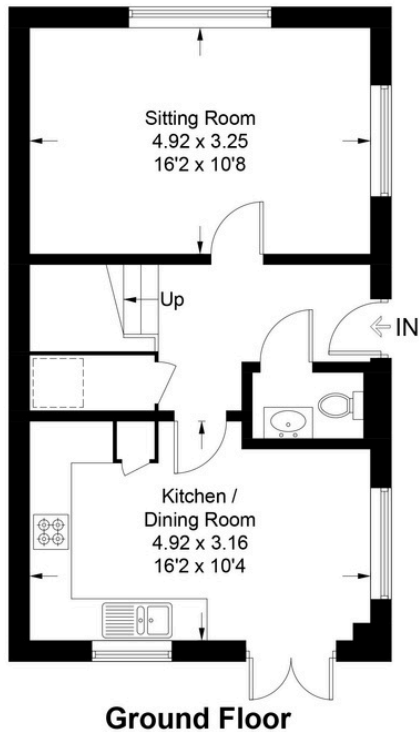


floorplan

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft



 = Reduced headroom below 1.5m / 5'0



Local Authority: Rushcliffe
Borough Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant possession
upon completion.

EPC rating: 84 | B
EPC potential: 95 | A

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.