



3 Walker Close

CROPWELL BISHOP

3 WALKER CLOSE

Cropwell Bishop, Nottinghamshire, NG12 3RL

Erected by Bloor Homes in November 2022, the property features exceptional choices including the Antico flooring to the ground floor, oak internal doors, and high spec fitted appliances to the kitchen. Externally there is tandem driveway parking for at least two vehicles leading to a garage, whilst the well proportion garden is laid to lawn with fenced borders.

This beautiful detached home offers lovely reception space within the exceptionally large dining kitchen and sitting room showcasing a fantastic bespoke media wall, alongside a utility room, four bedrooms, the family bathroom and ensuite to the principal.





step inside...

The front door opens into a welcoming reception hall featuring Amtico flooring and panelling to the U-shaped staircase that rises to the first floor. Doors lead to the sitting room, dining kitchen, a useful understairs cupboard and a cloakroom fitted with wash hand basin and WC.

To the left of the hall is the fabulous carpeted sitting room benefitting from a window to the front overlooking the green and a bay window to the side, flooding this room with natural light. During the vendors tenure, they have had a wonderful bespoke media fitted with space for the TV, lit shelving and storage underneath. The two ceiling light fittings in this room are available by separate negotiation.





To the opposite side of the hall is the fabulous dining, living, kitchen with excellent space for a dining table and further sitting room furniture with French patio doors that open onto the side garden. This space is currently arranged as a 'dog area' with feature tiled walls to both sides.

The kitchen itself is fitted with an abundance of grey, modern shaker base and wall cabinetry providing plentiful storage and housing a multitude of appliances under marble effect laminate worktops, accented by matt black furnishings and statement white and pink tile backslashes. Integrated appliances include the AEG double oven, AEG 4-ring gas hob with extractor fan over, dishwasher and fridge/ freezer. A white composite, one and a half bowl sink with draining board is perfectly situated under the kitchen window that over looks the garden.

From the kitchen, a door opens into the utility room, with matching cabinets, work tops and splash backs providing undercounter space for a washing machine and tumble dryer.





and so to bed...

The stairs rise to a lovely landing that provides access to the four bedrooms and family bathroom.

The principal suite is currently arranged as a very large dressing room with a wall of fitted mirrored wardrobes. It also benefits from an ensuite with large tiled shower, wash hand basin set in a two drawer vanity unit and a WC.

There are three further bedrooms, two double and a large single which is currently used as an office.

Completing the accommodation is the family bathroom fitted with bathtub, tiled shower, wash hand basin set in a three drawer vanity unit, WC and towel radiator.









grounds & gardens

Located on a corner plot, the driveway runs down the opposite side of the property presenting tandem, off street parking for at least two, if not three vehicles in front of the generous single garage. The property itself is approached by a pedestrian footpath to the front door with barked area to the right hand side presenting further opportunity for off street parking.

At the side of the property is a large garden. Benefitting from fenced borders, this secure, private garden is predominantly laid to lawn with patio directly off the kitchen patio doors. A path leads from this patio to the pedestrian gate allowing access to the driveway.



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 combination 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 which 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.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 83 | B

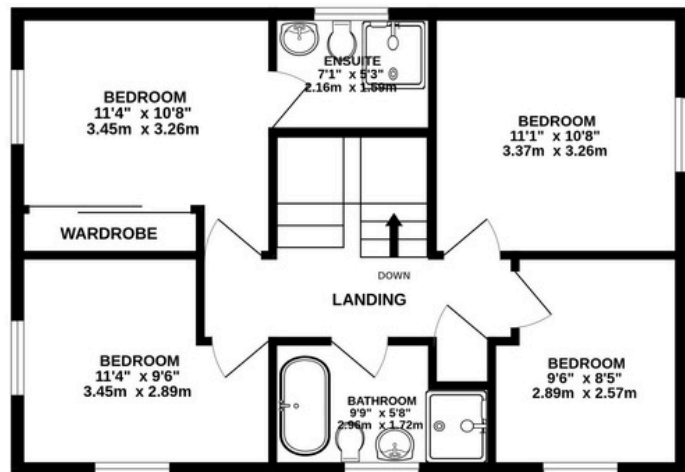
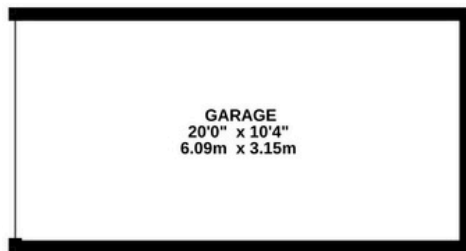
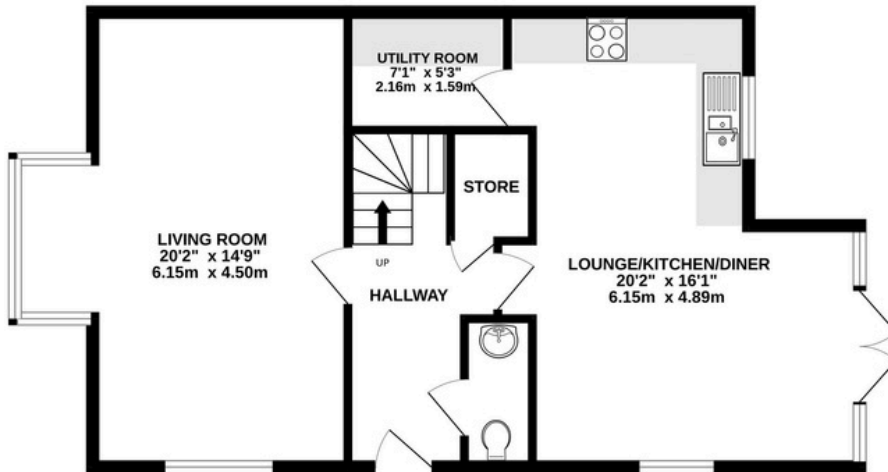
EPC potential: 92 | A



Floorplan

Approximate Gross Internal Area:

136.1 sq m / 1465 sq ft
(including garage)



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.



Digby & Finch

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