



218 Hoe View Road

CROPWELL BISHOP

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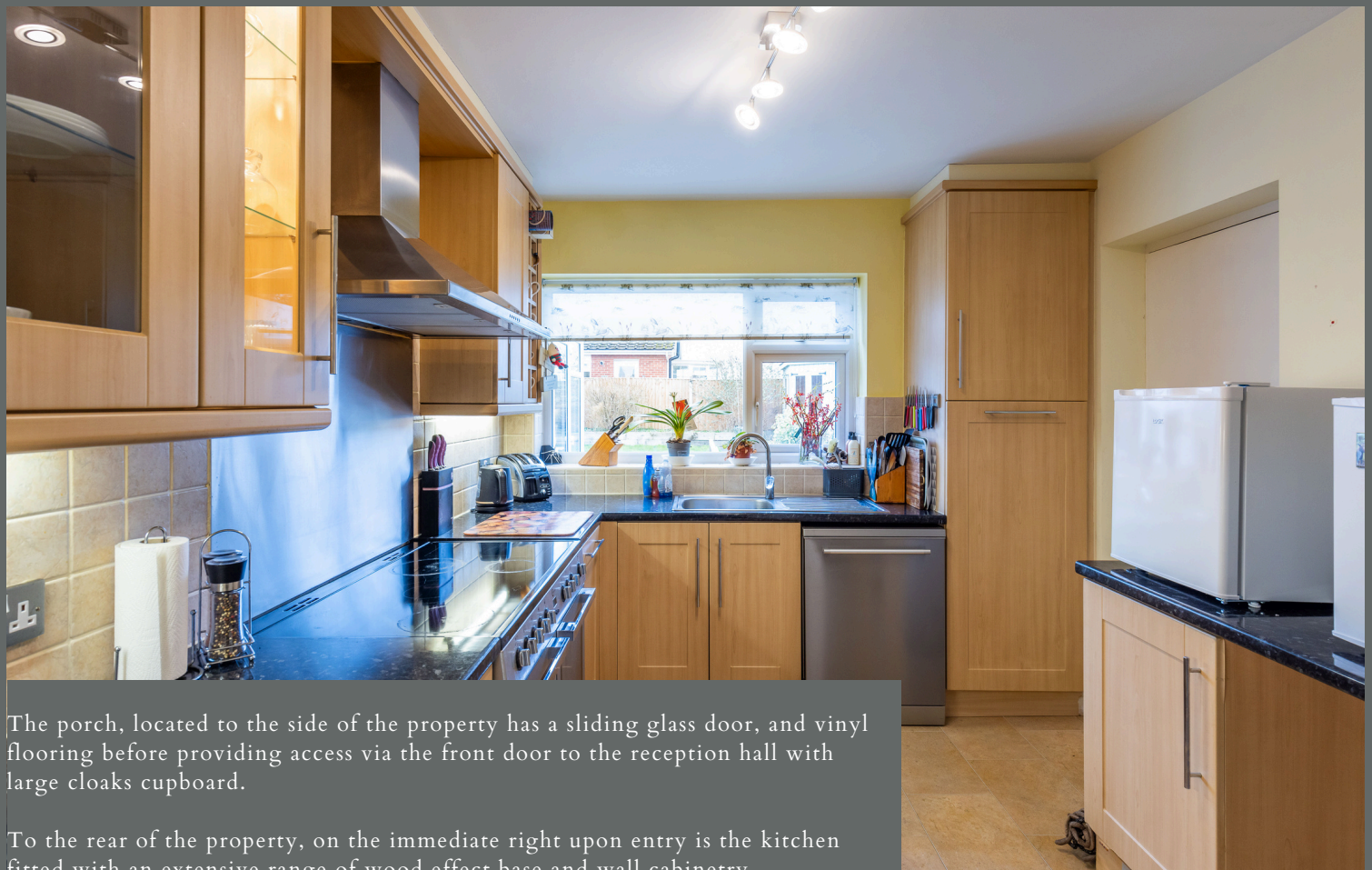
Cropwell Bishop, Nottingham, NG12 3DJ

Situated in the lovely village of Cropwell Bishop, on the edge of the Vale of Belvoir is this well presented three-bedroom detached bungalow. During the current owner's tenure, the property has undergone a schedule of modernisation including the installation of a new front door, majority of the windows, conservatory, car port and upgraded bathroom that was completed around four and half years ago.

Internally the property comprises of a dining living room, kitchen, conservatory, three bedrooms and a bathroom, whilst externally the property occupies a generous plot that includes a car port and driveway with space for up to three vehicles, an integral single garage and a landscaped rear garden with recently erected garden room.







The porch, located to the side of the property has a sliding glass door, and vinyl flooring before providing access via the front door to the reception hall with large cloak cupboard.

To the rear of the property, on the immediate right upon entry is the kitchen fitted with an extensive range of wood effect base and wall cabinetry complimented by solid black speckled worktops and tiled backsplashes. Offering exemplary preparation space, the kitchen is a culinary delight featuring a Flavel range oven with 5 ring electric hob, stainless steel backsplash and extractor fan over. Perfectly located under a window overlooking the rear garden is the single bowl stainless steel sink with draining board and integrated dishwasher to the left-hand side. Storage is in abundance with a large pantry cupboard, whilst there is undercounter space for a fridge or freezer. A useful door into the integral garage provides easy access to space for a washing machine, tumble dryer or further white goods.

The reception hall opens into a large sitting cum dining room, with patio doors providing excellent views onto the rear garden through the conservatory. Updated in 2020, the conservatory is beautifully arranged to make the most of the garden, with a further set of patio doors opening onto the outdoor seating area, perfect for indoor/ outdoor living, and views directly over the pond and lawn ideal for enjoying the garden all year round.





and so to bed...

The property is arranged with the bedrooms to the front, providing a nice division between living and sleeping quarters but all feeding off of the central reception hall.

The primary bedroom is a large double featuring from a wall of fitted wardrobes, whilst the second bedroom to the side is another generous double, both benefiting from windows overlooking the front lawn.

To the rear of the primary bedroom is a lovely single room, with fitted shelving and a built-in cupboard that alternatively could make a wonderful office.

Completing the accommodation is the bathroom, fitted with a walk-in shower, large wash hand basin with two-drawer vanity underneath and mirrored vanity above, WC and towel radiator. There is also a large cupboard housing the water tank.





gardens

To the front of the property, running down the right-hand side of the bungalow is a large block paved driveway, partially covered by a car port providing off street, tandem parking for at least three vehicles, leading to the integral single garage. Fitted with a new electric door three years ago, the garage provides further parking for one vehicle, in addition to utility space with electrics and water for a washing machine and tumble dryer. Double doors to the rear of the garage provides easy access to bring larger items into the rear garden.

The remainder of the front garden is laid to lawn with a low hedge border. There is gated access down the right hand side of the property leading to the rear garden.



The well-proportioned garden to the rear of the property has been beautifully landscaped to create ample seating areas and retained beds arranged around the generous lawn. Directly to the rear of the conservatory is a lovely pond, whilst a large, slabbed area extends from the side of the conservatory to the back of the garage and then up a level to provide a wonderful space for outdoor dining, relaxing or entertaining. A path leads from the patio to a wonderful, recently constructed garden room in the rear right-hand corner of the garden.

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.

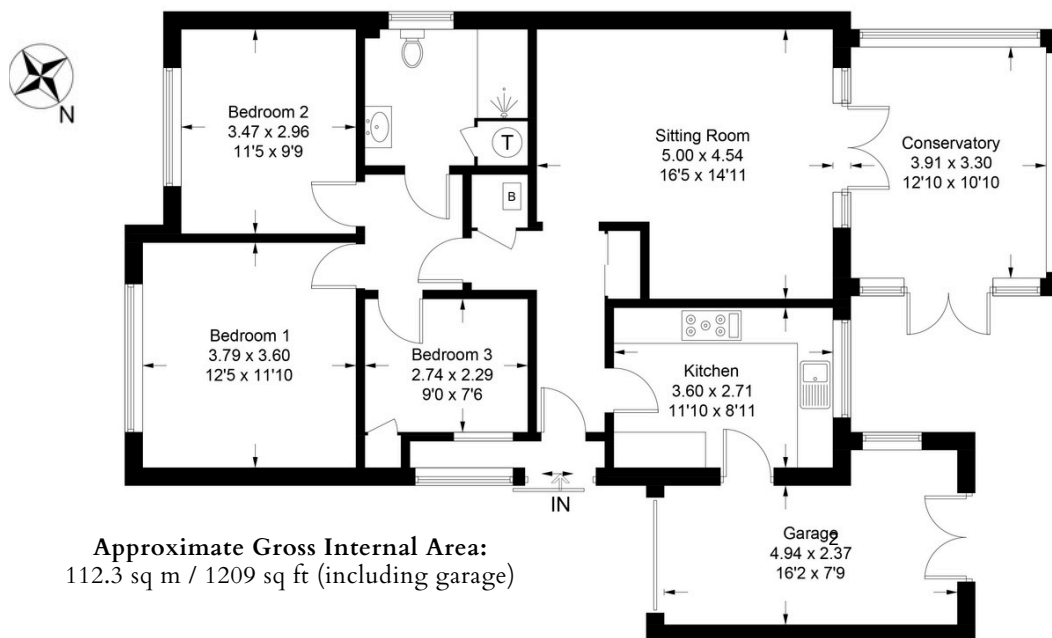
fixtures & fittings

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.





finer details



Mains water, drainage, gas and electricity are understood to be connected. The property has a Warm Air heating system which was serviced in 2024. The property also benefits from solar panels that are owned outright (no associated lease) and run on a feeding tariff into the national grid. None of the services or appliances have been tested by the agent.

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.

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 49 | E

EPC potential: 72 | C



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