

Simpson Drive, Cropwell Bishop, NG12 3GY



Simpson Drive, Cropwell Bishop, NG12 3GY £260,000

Offered to the market is the three bedroom home, constructed in 2022 with builders warrantee and located within the popular Village of Cropwell Bishop. Accommodation comprises: Entrance

living room, contemporary kitchen diner, utility area, ground floor w.c., three bedrooms, master having en-suite, family bathroom, rear garden driveway providing off street parking. EPC Rating - B. Council Tax Band - B. Freehold.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

Stairs rising tot he first floor and door to the Living Room.

Living Room

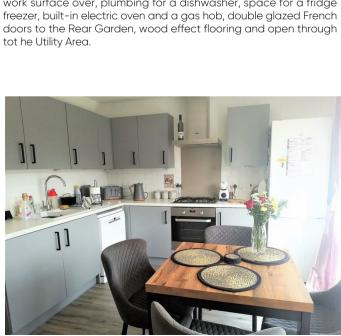
13'8" x 12'2" (4.19m x 3.71m)

Double glazed window to the front elevation, feature paneled wall, under-stairs storage cupboard and door to the Kitchen Diner.

Kitchen Diner

11'6" x 10'5" (3.51m x 3.20m)

Fitted with a modern range of base and wall mounted units with work surface over, plumbing for a dishwasher, space for a fridge









Utility Area

Work surface, space and plumbing for a washing machine and the wall mounted Ideal combination boiler and door into the W.C.

Ground Floor W.C.

Fitted with a two piece suite comprising: low flush W.C. and wash hand basin and having continuation of the wood effect flooring.

Landing

Doors tot he Bedroom and Bathroom accommodation, storage cupboard and laving loft hatch.

Master Bedroom

13'8" x 8'11" (4.19m x 2.74m)

Double glazed window to the front elevation and door to the En-Suite.

En-Suite

Fitted with a three piece suite comprising: W.C., wash basin and a shower enclosure and having double glazed window.

Bedroom Two

10'5" x 8'11" (3.20m x 2.74m)

Double glazed window to the rear elevation.

Bedroom Three

7'8" x 6'5" (2.34m x 1.98m)

Double glazed window to the front elevation.

Family Bathroom

Fitted with a three piece suite comprising: Panel bath with mixer tap and shower attachment, wall mounted wash hand basin and a low flush W.C. Double glazed window to the rear elevation and towel rail.

Outside to the Front

There is a driveway providing off street parking and pedestrian access to the Rear Garden.

Rear Garden

Immediately to the rear of the property is a patio area leading onto a shaped lawn.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

This property is subject to a maintenance charge of approximately £204.00 per year will be levied for the upkeep of communal areas on the development.

There is broadband in the area and mobile phone signal. very low risk of surface water flooding, very low risk of flooding from rivers and the sea: https://check-long-term-flood-risk.service.gov.uk/risk#

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

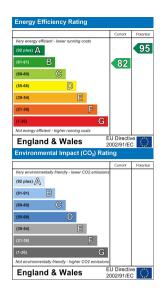
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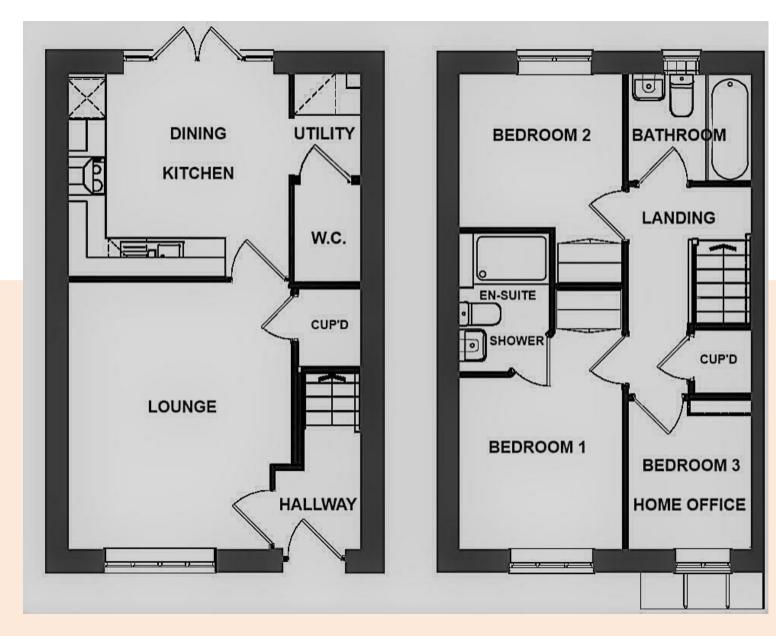












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