



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 warranty and located within the popular Village of Cropwell Bishop. Accommodation comprises: Entrance hall, 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 to the 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 freezer, built-in electric oven and a gas hob, double glazed French doors to the Rear Garden, wood effect flooring and open through to the Utility Area.



### 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 to the 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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

