



Hoe View Road,  
Cropwell Bishop, NG12 3DJ





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£375,000**

Offered to the market is this immaculately presented, three bedroom detached family Home. Located within the popular Village of Cropwell Bishop with desirable school catchments and an array of local amenities. Accommodation Comprises: Entrance hall, living room, open plan kitchen diner with solid Marble work tops, large utility room, three bedrooms, four piece family bathroom with contemporary freestanding bath and separate shower cubicle, garage, landscaped rear garden with timber summer house and off street parking for several vehicles to the front. EPC Rating - D. Freehold. Council Tax Band - C.

**Entrance**

UPVC double glazed front door with side panel into Entrance Hall.

**Entrance Hall**

A lovely welcoming and spacious reception with white and glazed doors to the Living Room and Kitchen Diner, built-in cupboard housing the electric fuse box and contemporary white and glass panelled stairs rising to the first floor.





### Living Room

12'9" x 15'8" max (3.91 x 4.78 max)

A light and bright primary reception room with uPVC double glazed walk-in box bay window to the front elevation with fitted shutters, electric fire set onto a Marble heath and surround, television point and feature alcoves with built-in storage, shelving and lights.

### Kitchen Diner

11'3" max x 20'0" max (3.43 max x 6.12 max)

A quality fitted kitchen with Shaker style base units with solid Marble work tops over, built-in fridge, larder cupboard, built-in electric fan assisted oven and grill with induction hob over, two inset circular sinks with boiling hot water tap, further built-in unit to the dining area with solid Marble top and touch concealed power points, wood effect tiled flooring, modern radiator, uPVC double glazed box bay window and French doors to the Rear Garden and open through to the Utility Room.

### Utility Room

7'0" x 11'8" (2.15 x 3.56)

Fitted with the same Shaker style base and wall mounted units with solid Marble work tops over, inset composite sink with mixer tap, wood effect flooring, built-in dishwasher, space and plumbing for washing machine and further appliance, door to the Garage and uPVC double glazed door and window to the Rear Garden.

### Garage / Workshop

14'10" x 7'8" (4.53 x 2.34)

Light and power and housing the wall mounted gas combination boiler.

### Landing

UPVC double glazed window to the side elevation with fitted shutters, white panel doors to the Bedroom and Bathroom accommodation.

### Master Bedroom

12'9" x 10'9" (3.91 x 3.28)

UPVC double glazed window to the front elevation with fitted shutters and built-in wardrobe.

### Bedroom Two

10'9" x 8'10" (3.28 x 2.70)

UPVC double glazed window to the rear elevation, built-in wardrobe and built-in furniture.

### Bedroom Three

7'3" x 8'6" (2.23 x 2.61)

UPVC double glazed window to the front elevation with fitted shutters.

### Family Bathroom

5'5" x 8'11" (1.66 x 2.72)

Fitted with a contemporary four piece suite comprising: W.C. wash basin set into a vanity storage unit, shower cubicle and freestanding bath and mixer tap, two UPVC double glazed windows to the rear elevation, tiling to all walls and floor and stainless steel wall mounted radiator.

### Outside to the Front

A large driveway providing off street parking for several vehicles including a gravel area for further parking with shaped flower border and external power socket.

### Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading to a shaped lawn with flourishing borders, timber summer house, external power socket, pedestrian gate leading to the front of the property and further timber shed ideal for storage.



### Agents Note

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

There is broadband in the area and mobile phone signal.

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.

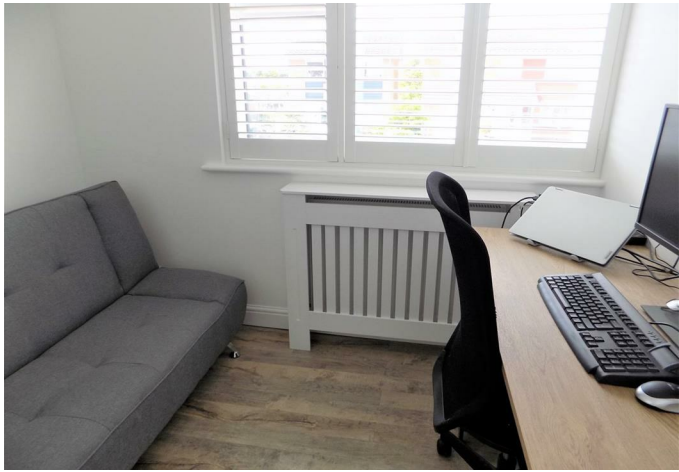
### Note

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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

