





Smiths Close, Cropwell Bishop Nottingham, Nottinghamshire, NG12 3DU £399,950

Offered to the market is this Four Bedroom, Detached Family Home. Located down a peaceful cul-de-sac within the desirable Village of Cropwell Bishop enjoying an array of local amenities, doctors and popular school catchments. Situated on a good plot this property could be extended STP and has accommodation comprising: Entrance Hall, W.C. Kitchen, Living Room opening to the Dining Room, Four Bedrooms, Family Bathroom, Detached Garage, front and rear Garden and two separate driveways to the front elevation providing off street parking. Council Tax Band - D. EPC Rating - C. Freehold. No Upward Chain.









Entrance

UPVC double glazed front door, stairs rising to the first floor and doors to the Ground Floor W.C., Living Room and Kitchen.

Ground Floor W.C.

Fitted with a two piece suite comprising W.C. and wash basin set into a vanity storage unit, uPVC double glazed window to the side elevation and wood effect flooring.

Kitchen

12'5" x 7'11" (3.80 x 2.42)

Fitted with a contemporary range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine and further under counter appliance, built-in in electric fan assisted oven and grill with four ring gas hob and extractor fan over, contemporary wood effect flooring, built-in cupboard, uPVC double glazed window to the side elevation, uPVC double glazed door and window to the Rear Garden and door into Dining Room.

Living Room

13'0" x 13'10" (3.97 x 4.24)

A light and bright reception room with large UPVC double glazed window to the front elevation, feature fireplace, television point and opening through to the Dining Room.

Dining Room

12'0" max x 11'11" max (3.68 max x 3.65 max)

Large double glazed patio doors to the Rear Garden.

Landing

UPVC double glazed window to the side elevation, doors to the Bedroom and Bathroom accommodation and cupboard housing the gas central heating boiler.

Bedroom One

14'4" max x 10'6" max (4.39 max x 3.21 max)
UPVC double glazed window to the front elevation.

Bedroom Two

10'8" max x 13'1" max (3.26 max x 4.00 max)

UPVC double glazed window to the rear elevation.

Bedroom Three

7'4" x 9'4" (2.26 x 2.87)

UPVC double glazed window to the rear elevation.

Bedroom Four

10'11" max x 9'4" max (3.35 max x 2.87 max)

L-Shaped with uPVC double glazed window to the front elevation and built-in cupboard.

Family Bathroom

6'6" x 6'1" (2 x 1.87)

Fitted with a three piece white suite comprising: W.C. and wash basin set into a vanity storage units and shaped panel bath with shower over. UPVC double glazed window to the side elevation, heated towel rail, wood effect flooring and tiling to all walls.

Garage

Garage door to the front, light and power.

Rear Garden

There is a patio area ideal for entertaining and alfresco dining, raised gravel area, shaped lawn and pedestrian access to the front.

Outside to the Front

There is a front garden laid to lawn and two separate driveways providing off street parking.

Agents Note

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

There is broadband in the area and mobile phone signal.

High 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.

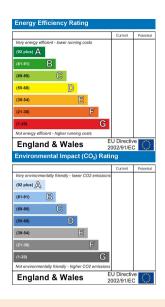
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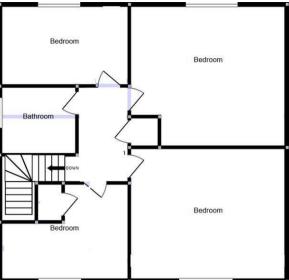












t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

