



Cooper Close,
Cropwell Bishop, NG12 3DL



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Guide Price **£300,000**

Offered to the market is this spacious, detached, four bedroom home. In need of modernisation, located down a peaceful cul-de-sac within the desirable village of Cropwell Bishop. Accommodation comprising: Entrance Hall, Living Room, separate Dining Room, Kitchen, Lean To, Ground Floor W.C., Four Bedrooms, Family Bathroom, Driveway providing off street parking all situated on a corner plot providing the potential to extend STP. Council Tax Band - C. Freehold. EPC Rating - D.



Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A welcoming reception having stairs rising to the first floor with under stairs storage cupboard, wood effect flooring and doors to the Living Room, Ground Floor W.C., and Kitchen.

Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the wood effect flooring and uPVC double glazed window to the side elevation.

Living Room

12'11" x 14'3" (3.95 x 4.35)

A light and bright primary reception room with large uPVC double glazed window to the front elevation, television point and generous sliding doors leading to the Dining Room.

Dining Room

12'2" max x 11'10" max (3.73 max x 3.62 max)

Large uPVC double glazed window to the rear elevation and door to the Kitchen.

Kitchen

7'11" x 12'3" (2.42 x 3.74)

Fitted with a good range of base and wall mounted units with work surface over, inset stainless steel sink and drainer, space for under counted fridge freezer, space and plumbing for washing machine and dishwasher and space for cooker. UPVC double glazed window to the side elevation, wood effect flooring, door to good sized storage cupboard and door to Conservatory.

Conservatory

Wooden and glazed construction and double door to the rear patio and Garden.

First Floor Landing

Doors to the first floor accommodation and good sized storage cupboard housing the gas central heating boiler, uPVC double glazed window to the side elevation and having loft hatch with pull down ladder.

Bedroom One

10'8" x 14'4" (3.27 x 4.38)

UPVC double glazed window to the front elevation.

Bedroom Two

10'11" max x 11'11" min (3.33 max x 3.65 min)

UPVC double glazed window to the rear elevation and full height integrated storage cupboard along full length of internal wall.

Bedroom Three

7'5" x 7'5" (2.28 x 2.28)

UPVC double glazed window to the rear elevation.

Bedroom Four

10'7" max x 9'5" max (3.25 max x 2.88 max)

UPVC double glazed window to the front elevation and built-in cupboard.

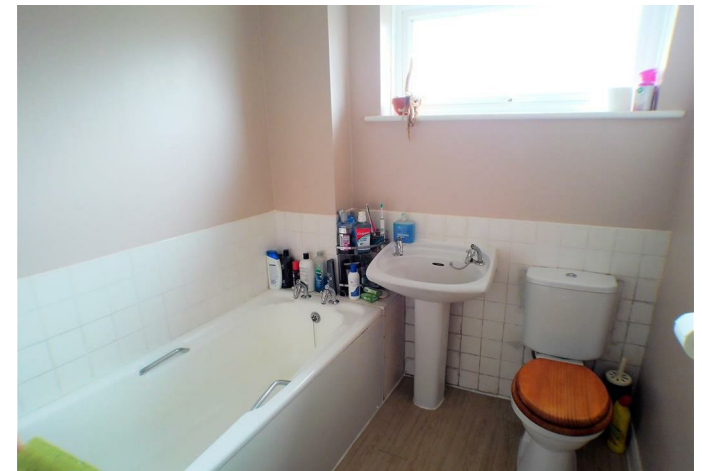
Family Bathroom

6'9" x 6'2" (2.06 x 1.90)

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath, wood effect flooring and uPVC double glazed window to the side elevation.

Gardens

This property is situated on a corner plot with gardens to the front side and rear elevation all mainly laid to lawn, there is a patio area to the rear of the property and a driveway providing off street parking for up to two vehicles.



Agents note

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

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

