



6 Hoe Nook

Cropwell Bishop | NG12 3AZ | Offers Over £285,000

ROYSTON
& LUND

- Detached Bungalow in a Cul-de-sac
- Freshly Renovated
- Integrated Appliances
- Detached Garage & Off-Street Parking
- EPC Rating - D
- No Chain Immediately Available
- Completely Modernised
- Ample Garden Space
- Close by to Amenities
- Freehold - Council Tax Rating - D





Nestled in a quiet cul-de-sac in the charming village of Cropwell Bishop, Royston & Lund are delighted to present to you this stunning bungalow with a freshly renovated and modern interior look, offering a perfect blend of comfort and convenience, in addition to being a prime location, a short walk from local amenities, doctors, and good bus links in to Nottingham and the surrounding area.

Upon entering through the conservatory space, the L-shaped hallway offers convenient access to a spacious living room, ideal for both relaxation and entertaining guests. By day, the room is easily filled with natural light, and by night allows for a warm and inviting atmosphere, thanks to the house's seamless cozy wall lights. Each room is designed to maximize comfort, making it an ideal retreat after a long day.

The kitchen has been neatly fitted with the highest of quality utilities, including washing / dryer machine, dishwasher, oven, microwave, and fridge freezer - all fully integrated, with a induction hob with extractor to match. The interior design of the kitchen also carries over into the matching-adjacent bathroom, modernised with easy access. The double bedroom is of ample size, offering a warm and inviting atmosphere.

The dining room area offers a view of the garden. The garden boasts a generous, private space with patio and sitting areas, having lots of potential for makeovers, and gardening activities. Property benefits from a garage as well as off-street parking for 2 cars.

Located in a peaceful area, this home benefits from the tranquillity of village life while still being within easy reach of local amenities such as a 5 minute walk from a Co-op. also local to Cotgrave County Park and having a local primary school. The community spirit in Cropwell Bishop is strong, making it a wonderful place to settle down.

This house is an excellent opportunity for first-time buyers, small families, or those looking to downsize.





Total area: approx. 80.9 sq. metres (870.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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		

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