## 26 Hopewell Street, Cropwell Bishop, Nottinghamshire, NG12 3JZ

**Offers In Excess Of £425,000**

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Spacious Open Plan Dining Kitchen
- 4 Bedrooms
- Small Cul-De-Sac Location
- Landscaped Westerly Facing Rear Garden
- Completed In 2023 By Bloor Homes
- Ground Floor Cloak Room & Utility Space
- Ensuite & Main Bathroom
- Open Aspect To Front
- Driveway & Garage

We have pleasure in offering to the market this immaculately presented detached contemporary home originally completed by Bloor Homes in 2023 to an attractive design but has seen various upgrades by the current owner which includes both tasteful decoration throughout, replacement traditional style column radiators in the majority of the rooms, integrated plantation style shutters to the windows and an impressive significant re-landscaping of the garden to create a fantastic outdoor space designed for low maintenance living.

In addition the property is tucked away in a small cul-de-sac setting shared with only a handful of other dwellings, benefitting from an open aspect to the front with off road parking and single garage and a just off westerly facing garden at the rear.

Internally the property offers well appointed accommodation comprising a spacious initial entrance hall with large built in cloaks/utility cupboard, ground floor cloak room, pleasant sitting room with an open aspect to the front and a full width dining kitchen at the rear which is beautifully appointed with a generous range of units and integrated appliances and access out into the garden. To the first floor leading off a central landing are four bedrooms, the principle of which benefits from ensuite facilities, and a separate main bathroom.

Overall this is a beautifully appointed well placed home within this now established development, all within walking distance of the heart of the village with its wealth of amenities and viewing comes highly recommended to appreciate both the location and accommodation on offer.

## CROPWELL BISHOP

Cropwell Bishop is well equipped with amenities including primary school, local shops with post office, health centre, two public houses and church with further facilities available in the nearby market town of Bingham. The village is conveniently located for commuting via the A46 and A52.

A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

15'3" x 9' max into stairwell (4.65m x 2.74m max into stairwell)
A well proportioned initial entrance vestibule having a good level of storage with a cleverly designed built in utility cupboard which has a fitted work surface, central storage cupboard beneath, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and electrical consumer unit; spindle balustrade turning staircase rising to the first floor and further doors leading to:

## GROUND FLOOR CLOAK ROOM

5' x 4'11" (1.52m x 1.50m)
Having a contemporary two piece suite comprising close coupled WC and half pedestal washbasin with chrome mixer tap and tiled splash backs; chrome towel radiator and window to the front.

## SITTING ROOM

15'3" x 11' (4.65m x 3.35m)
A light and airy reception having a delightful aspect to the front across the Close and fields beyond; the focal point to the room being a contemporary panelled feature wall pre wired in preparation for a flat screen television; attractive column radiator and window to the front.

## OPEN PLAN LIVING/DINING KITCHEN

20'3" x 12'4" max (6.17m x 3.76m max )
A well proportioned light and airy space large enough to accommodate both a living and dining area open plan to the kitchen which is fitted with a generous range of wall, base and drawer units with brushed metal fittings providing a fantastic level of storage; L shaped configuration of oak effect laminate work surfaces, in set sink and drain unit with chrome mixer tap; integrated appliances include Neff electric ceramic hob, AEG chimney hood over, AEG double oven, dishwasher, fridge and freezer; attractive column radiator, double glazed window and French doors leading into the westerly facing rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

## BEDROOM 1

12'5" max x 11'8" max (3.78m max x 3.56m max)
A double bedroom benefitting from ensuite facilities and a westerly aspect into the rear garden; fitted wardrobes with full height sliding mirrored door fronts, attractive column radiator and a door leading into:

## ENSUITE SHOWER ROOM

7'9" x 4'9" (2.36m x 1.45m)
Appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with independent handset over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs; shaver point, contemporary towel radiator and window to the rear.

## BEDROOM 2
11'8" x 8' (3.56m x 2.44m)
A further double bedroom with wonderful aspect across fields to the front.

## BEDROOM 3
10'3" x 6'7" min (3.12m x 2.01m min)
A further double bedroom having an aspect into the rear garden.

## BEDROOM 4
8'3" x 7'7" (2.51m x 2.31m)
Large enough to accommodate a double bed but makes a comfortable single having attractive views to the front across opposing fields.

## MAIN BATH/SHOWER ROOM
8'5" x 7' (2.57m x 2.13m)
Well appointed with a four piece suite comprising shower enclosure with wall mounted shower mixer with independent handset over, double ended bath with wall mounted mixer tap, close coupled WC and vanity unit with inset washbasin; tiled splash backs, shaver point, contemporary towel radiator and window to the side.

## EXTERIOR
The property occupies a fantastic position tucked away within this now established development, occupying a secluded spot at the end of this small cul-de-sac setting with a wonderful open aspect across to adjacent fields. The frontage is relatively low maintenance with stone chipping borders with inset shrubs and a central pathway leading to the front door. To the side of the property a tarmacadam driveway provides off road car standing for several vehicles and in turn leads to a single brick and pantiled garage at the rear with up an over door. A timber courtesy gate gives access into a just off westerly facing rear garden which has been beautifully landscaped to provide a relatively low maintenance outdoor space with a substantial porcelain tiled terrace that links back into the kitchen providing a wonderful outdoor entertaining space which sweeps round to a further terraced area to the rear of the garage. The central area is given over to an artificial lawn with well stocked perimeter borders with established shrubs including a climbing wisteria. Exclusions: The hot tub and its wooden cover are not included in the sale and will be retained by the seller.

## COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

## TENURE
Freehold

## ADDITIONAL NOTES
We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).
There maybe general restrictive covenants within the title, to be confirmed.
The vendor informs us that the annual service charge for the communal areas is £250 at point of instruction (July 2026).

## ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

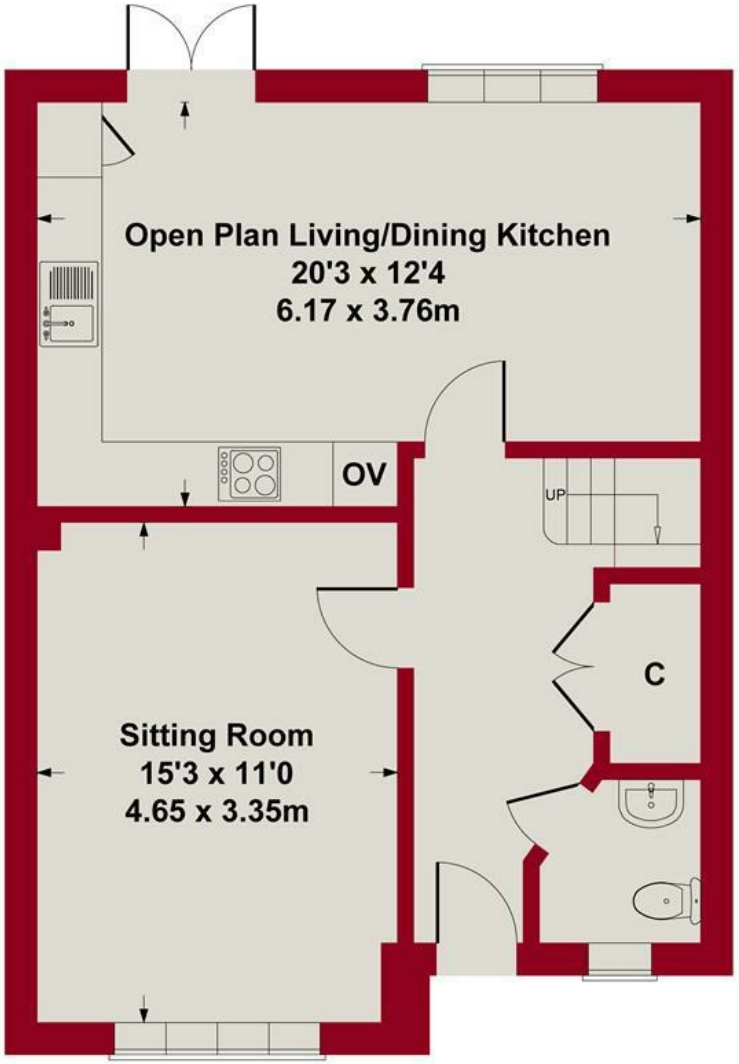
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

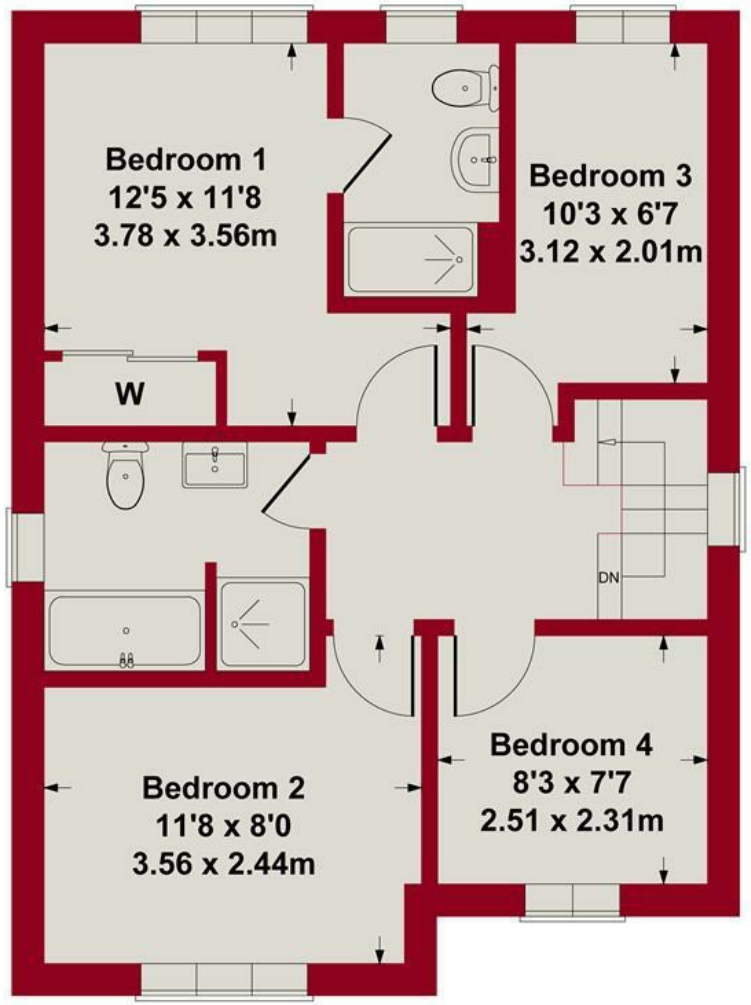
Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions




GROUND FLOOR



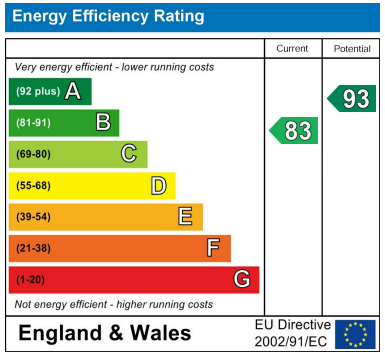

FIRST FLOOR

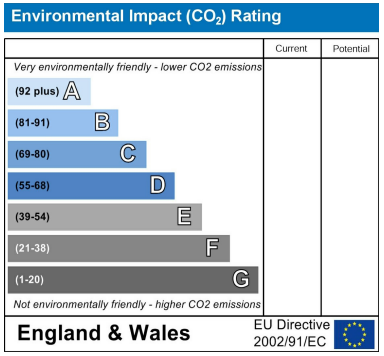
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

RICHARD WATKINSON PARTNERS



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers