6 Butler Close, Cropwell Butler, Nottingham, NG12 3AF

O.I.R.O £250,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Mid Terrace
- Spacious Main Reception
- Ground Floor Cloak Room
- Highly Regarded Village
- No Upward Chain
- 3 Bedrooms
- L Shaped Dining Kitchen
- Tastefully Modernised
- Pleasant Gardens
- Viewing Highly Recommended

An excellent opportunity to purchase a tastefully presented mid terraced traditional home offering a deceptive level of internal accommodation, large enough to accommodate families but would appeal to a wider audience whether it be from single or professional couples or even those downsizing from larger dwellings looking for a home within this highly regarded village.

Over recent years the property has seen a tasteful programme of improvements with a refurbished kitchen and a modernised bathroom as well as an excellent level of integrated storage and the addition of a useful ground floor cloak room. The property is also enhanced by relatively neutral decoration throughout and benefits from UPVC double glazing and gas central heating.

The property offers just in excess of 1,000 sq.ft. of accommodation comprising an initial hallway which in turn leads to an open plan L shaped dining kitchen with a rear lobby and ground floor cloak room off. From an inner hallway is a dual aspect sitting room. To the first floor is a well proportioned initial landing area that could provide a reception area and, in turn, three bedrooms and bathroom.

As well as the internal accommodation the property occupies a pleasant plot with on street parking to the front and enclosed gardens to both the front and rear.

As well as the current accommodation the property has had prior planning in 2021 for a single storey extension at the rear and although this has now lapsed it does show that there is potential to extend the property further subject to renewal of consent. Further details can be found on Rushcliffe Borough Council's planning portal under reference number 20/03290/FUL.

CROPWELL BUTLER

Cropwell Butler has a public house and village hall and is conveniently placed for both the A46 and A52. Further amenities are available in the adjacent village of Cropwell Bishop including primary school, local shops/post office, health centre, public houses and church with further facilities available in nearby Radcliffe on Trent and Bingham.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED ENTRANCE HALL

6'11" x 4'9" max (2.11m x 1.45m max)
Having a tiled floor, window to the front and further doors leading into an inner and into:

DINING KITCHEN

14'3" max 16'1" max (4.34m max 4.90m max)
A well proportioned L shaped dining kitchen benefitting from an aspect into the rear garden; the room large enough to accommodate a dining or breakfast table; the kitchen being fitted with a generous range of wall, base and drawer units with cream Shaker style door fronts with chrome fittings; two runs of laminate preparation surfaces, one with inset sink unit with swan neck mixer tap; integrated appliances including double oven, ceramic hob and chimney hood over; plumbing for washing machine and dishwasher, space for free standing fridge freezer, useful under stairs cupboard/pantry and window to the rear.

An open doorway leads through into:

REAR HALL

4'10" x 4' (1.47m x 1.22m)
Having double glazed exterior door into the garden a further door into:

GROUND FLOOR CLOAK ROOM

4'6" x 2'10" (1.37m x 0.86m)
Having a contemporary suite comprising close coupled WC and vanity unit with inset washbasin; contemporary towel radiator.

Returning to the kitchen a further door leads through into:

SITTING ROOM

17'4" 11'11" (5.28m 3.63m)
A dual aspect room benefitting from windows to both the front and rear providing a light and airy space; the focal point being a chimney breast with raised tiled hearth, inset log burning stove and alcoves to the side with built in low level storage cupboards.

A further door returns back to the inner hallway.

FROM THE INNER HALLWAY A STAIRCASE RISES TO:

FIRST FLOOR LANDING

A spacious area that could possibly accommodate a study space, having a window overlooking the rear garden and further doors leading to:

BEDROOM 1

12' x 12'1" (3.66m x 3.68m)
A well proportioned double bedroom having an aspect to the front and built in cupboard.

BEDROOM 2

12'4" x 9'9" (3.76m x 2.97m)
A further double bedroom having built in wardrobe, chimney breast with alcove to the side and window to the front.

BEDROOM 3
9'3" x 7'9" including cupbaords (2.82m x 2.36m including cupbaords)
Currently utilised as a first floor study but would make a further single bedroom; having a range of built in storage and window overlooking the rear garden.

BATHROOM
8'11" x 5'4" (2.72m x 1.63m)
Tastefully appointed having been refitted with a contemporary suite comprising tiled panelled bath with chrome mixer tap with both independent shower handset and rainwater rose over and glass screen, vanity unit finished in heritage style colours and WC with concealed cistern, vanity surface over and moulded washbasin with chrome mixer tap; marble effect tiled splash backs, contemporary towel radiator and window to the rear.

EXTERIOR
The property occupies a pleasant position close to the entrance to this small cul-de-sac setting with on street parking. The property is set up on a level but slightly elevated plot with a generous frontage that is mainly laid to lawn and bordered by hedging with a pathway leading to the front door. To the rear of the property is an enclosed garden bordered by fencing with an initial seating area leading onto a central lawn. a useful timber storage shed and gate at the rear which gives access onto a shared pedestrian walk way.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band B

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
We understand there is an indemnity policy regarding works the previous vendor carried out.

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.

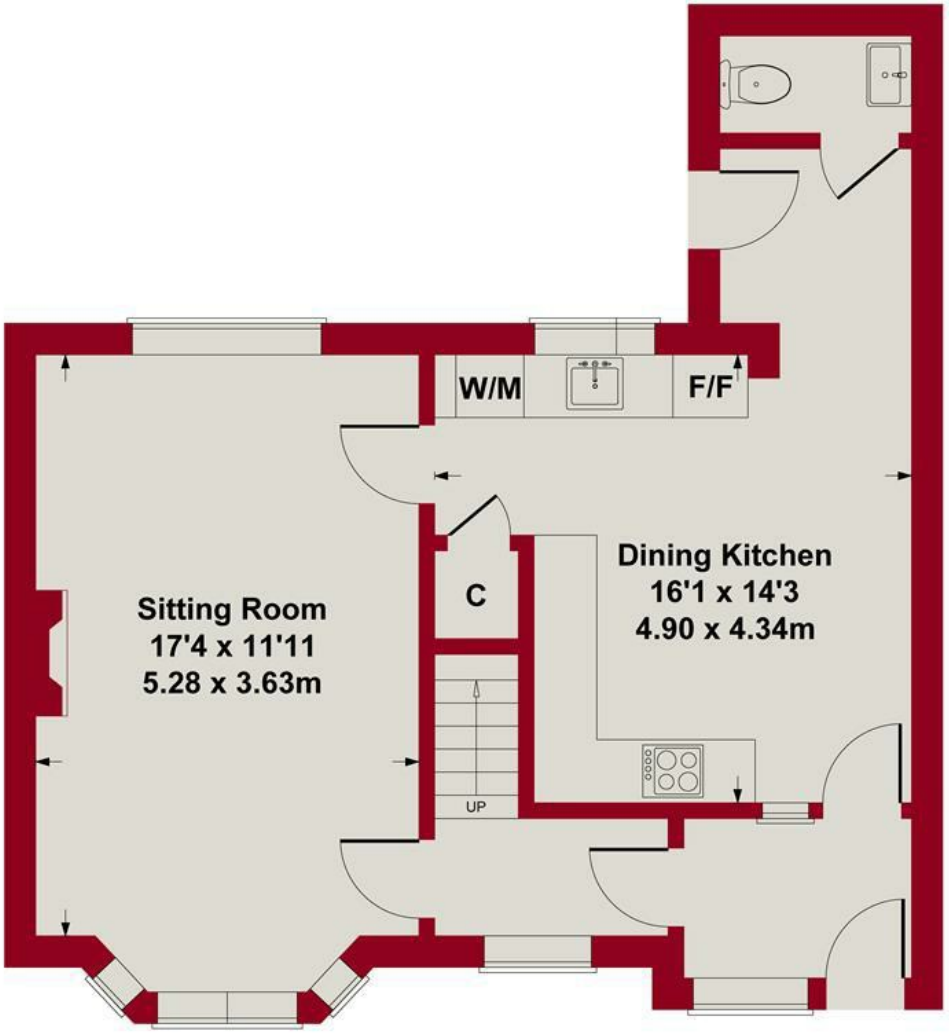
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

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

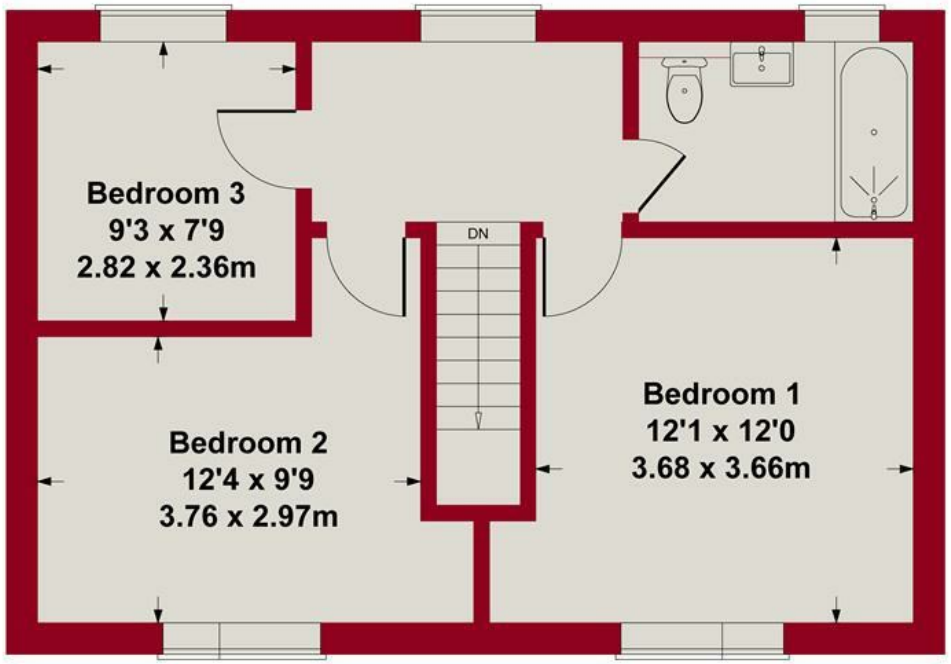
Radon Gas:-
https://www.ukradon.org/information/ukmaps

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.

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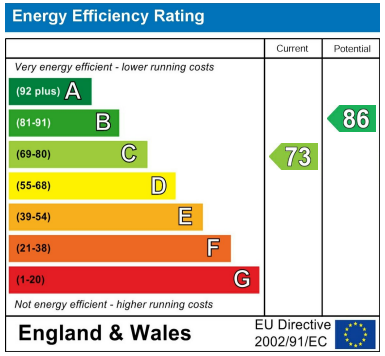
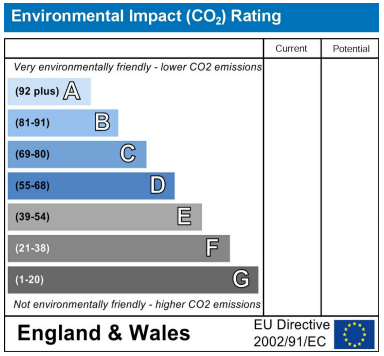
RICHARD WATKINSON PARTNERS





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RICS
The Property Ombudsman

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