



Hoe View Road  
Cropwell Bishop, Nottingham NG12 3DF

THREE BEDROOM SEMI DETACHED HOME  
ON ENLARGED CORNER PLOT

**£240,000 Freehold**



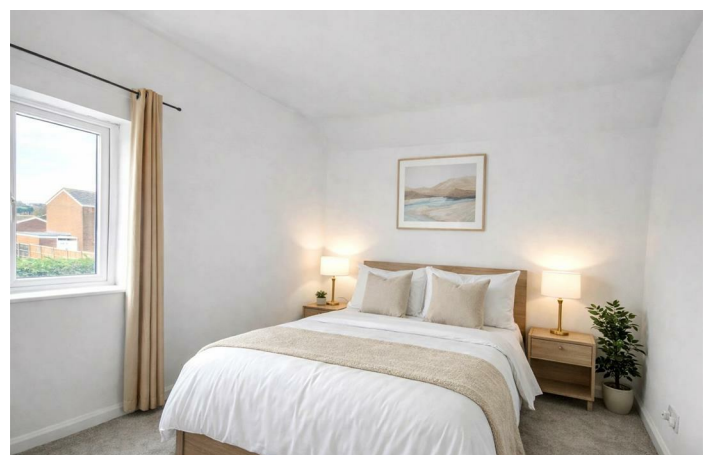
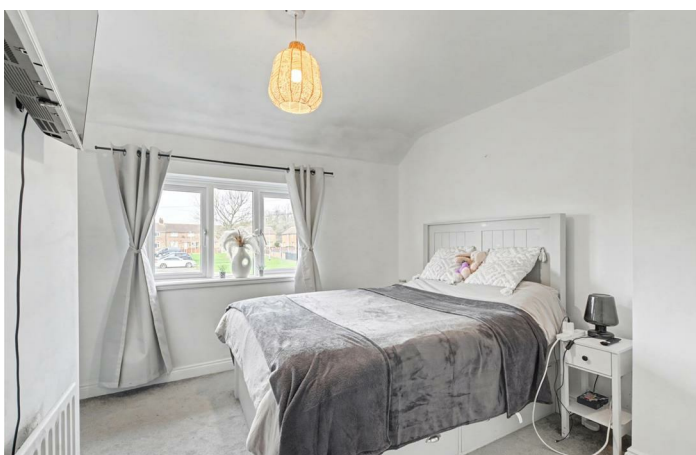
Occupying a prominent corner plot, the home benefits from three distinct garden spaces - two generous lawned areas to the front and side, and a private rear garden complete with pergola, shed storage, and ideal entertaining space. A concreted double driveway provides ample off-road parking.

Entering through the front door, you are welcomed by a bright entrance hall featuring stylish ceramic tiled flooring, useful storage, and a pleasant outlook over the front garden. The tiled flooring continues seamlessly into the kitchen, creating a cohesive and modern finish.

The kitchen is well-appointed with fitted white goods, ample worktop space, and room for a dining table. There is rear access to the garden and open views across the driveway, enhancing the sense of space and practicality.

The lounge is a particularly inviting reception room, enjoying dual-aspect windows and French doors opening onto the rear garden, allowing for plenty of natural light. A charming log-burning stove provides a focal point and cosy atmosphere during the cooler months.

Upstairs, the property offers three bedrooms - two well-proportioned doubles and a comfortable single room - ideal for families, home working, or guest accommodation. The accommodation is completed by a modern three-piece family bathroom suite.



### Entrance Hallway

Composite entrance door, tiled flooring, UPVC double glazed window, built-in storage, wall mounted radiator, carpeted staircase leading to the first floor landing, archway leading through to the kitchen diner, doors leading off to:

### Lounge

20'4" x 39'4" 13'1" approx (6.2 x 12'4 approx)  
UPVC double glazed bay window, wall mounted radiator, fireplace with multi-fuel burner, laminate flooring, UPVC double glazed French doors leading out to the garden.

### Kitchen

18'4" x 8'10" approx (5.6 x 2.7 approx)  
A range of wall and base units with worksurfaces over, integrated microwave, integrated oven, induction hob with extractor hood over, 1.5 bowl sink and drainer unit with swan neck mixer tap over, integrated dishwasher, integrated fridge freezer, integrated washing machine/tumble dryer, tiled flooring, tiled splashbacks, wall mounted column radiator, recessed spotlights to the ceiling, UPVC double glazed door, UPVC double glazed window.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

10'2" x 12'1" approx (3.1 x 3.7 approx)  
UPVC double glazed window, carpeted flooring, wall mounted radiator, built-in wardrobe.

### Bedroom Two

14'9" x 8'10" approx (4.5 x 2.7 approx)  
UPVC double glazed window, carpeted flooring, wall mounted radiator.

### Bedroom Three

12'1" x 5'6" approx (3.7 x 1.7 approx )  
UPVC double glazed window, carpeted flooring, wall mounted radiator.

### Bathroom

8'10" x 5'6" approx (2.7 x 1.7 approx)  
UPVC double glazed window, handwash basin with mixer tap and storage below, WC, panelled bath with mains fed

rainwater showerhead over, tiled splashbacks, tiling to the floor, heated towel rail, recessed spotlights to the ceiling.

### Front/Side of Property

To the front of the property there is a large driveway providing off the road parking, outdoor water tap, two large lawned front and side gardens with hedging and fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area and lawned area, hedging and fencing to the boundaries, gated access to the front of the property.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Rushcliffe

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.