



2 Smiths Close,  
Cropwell Bishop, NG12 3DU

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Thomas James are delighted to offer this semi detached home to the market. Extended to the ground floor, the property provides spacious and well presented accommodation, finished to a high standard, that will suit the needs of a busy family!

Arranged over two floors, the accommodation includes; an entrance porchway, a living room with a feature log burner, and a fitted kitchen opening to a welcoming family room on the ground floor, with the first floor landing giving access to three bedrooms, and the shower room.

Benefiting from gas central heating, and UPVC double glazing, the property has a low maintenance landscaped garden to the rear, plus a block paved driveway at the front providing off road parking for up to two vehicles.

Situated in the popular Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of local facilities including a doctors surgery, a church, a primary school, village shops, a creamery, public houses, and countryside walks. Main road routes and local transport links give access to neighbouring villages, to Nottingham, Newark, and Leicester.

Viewing is recommended.

**£265,000**





#### ACCOMMODATION

The UPVC entrance door opens to the entrance porchway. The entrance porchway houses the consumer unit, has a cloaks cupboard, and a door opening to the living room.

The living room enjoys plenty of natural light, with windows to the front and side. There is a feature log burner, stairs rising to the first floor, and a door opening to the kitchen/family room.

The kitchen has a range of Shaker style wall, drawer and base units in cream, tiled splash backs and wood effect work surfaces, space and plumbing for both a washing machine, and a slimline dishwasher, space for a fridge/freezer, plus an integrated fan assisted electric oven, and a halogen electric hob with a stainless steel extractor hood over. There is a window to the side, an under stairs storage cupboard, ample space for a dining table and chairs, and open access to the extended family room.

The bright and welcoming family room has a vaulted ceiling with Velux windows, windows to the side and rear, and a glass panelled UPVC door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated and partially boarded loft space above), and doors into all three bedrooms, and the family shower room.

Bedroom one is double in size, and overlooks the front.

Also double in size, bedroom two overlooks the rear.

Bedroom three is single in size, overlooks the front, and has a cupboard housing the Baxi central heating boiler.

Completing the accommodation, the family shower room has a three piece suite comprising: a corner shower enclosure with a mains fed shower (with two shower heads), a wash hand basin set in a vanity unit with drawers beneath, and a wc. Fully tiled, the shower room also has a heated towel rail.

#### OUTSIDE

The block paved double driveway at the front of the property provides off road parking for up to two vehicles. There is a shrub garden adjacent, access to the entrance door, and timber gated pedestrian access to the side and rear.

At the side of the property there are two storage sheds, and a smaller storage unit (currently used as a log store).

The low maintenance west facing rear garden includes; an attractive patio seating area, a further seating area with a timber pergola over, stone chipped beds, and well maintained plants and shrubs. Timber fence enclose, the garden has an external light, and an external tap.

#### Council Tax Band

Council Tax Band TBC. Rushcliffe Borough Council.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

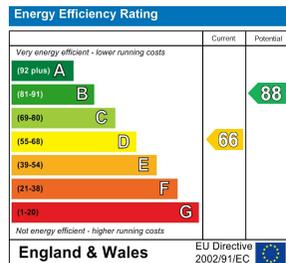


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## MONEY LAUNDERING

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