



**6 Hopewell Street, Cropwell Bishop,
Nottinghamshire, NG12 3JZ**

£425,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- 4 Bedrooms
- Ground Floor Cloaks & Utility
- Double Width Driveway & Garage
- Popular Village Location
- Completed In 2022 To Bloor Homes Skelton Design
- 2 Ensuites & Main Bathroom
- Fantastic Open Plan Dining Kitchen
- Attractive Garden Summer House
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, detached, family home originally completed by Bloor Homes to their well thought out Skelton design in 2022, with an upgraded specification and understood to be the only one of its design within the development.

The property offers an attractive, aesthetically pleasing facade with a central canopied porch and UPVC double glazed windows affording a traditional look behind which lies a versatile level of accommodation that is beautifully kept and finished with contemporary fixtures and fittings. This particular design boasts four bedrooms, two of which benefit from ensuite facilities, and separate main bathroom while to the ground floor, leading off a central hallway, is a pleasant main sitting room with aspect to the front and the hub of the home being a stunning open plan living/dining kitchen. The kitchen is beautifully appointed with a generous range of quality Symphony units and integrated appliances and has French doors leading out into the rear garden. In addition there is a useful utility room and ground floor cloak room. An integral garage which can be accessed from the dining kitchen, is fitted with a generous range of integrated storage.

As well as the main accommodation the property occupies a well maintained, established, level plot and is set well back behind a double width driveway, having a lawned frontage and attractive landscaped garden at the rear. The rear garden encompasses a fantastic timber summer house that provides an excellent garden reception, perfect as a home office or studio space, having integrated storage and access out onto a raised composite deck which provides a pleasant seating area looking back to the house.

Overall this is an excellent opportunity to purchase a well thought out, contemporary, detached family home within this well regarded village, positioned within walking distance of local amenities and the well regarded local primary school.

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.

AN OPEN FRONTED STORM PORCH LEADS TO AN ATTRACTIVE TRADITIONAL STYLE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO THE:

MAIN ENTRANCE HALL

14'6" x 6'4" (4.42m x 1.93m)

A pleasant initial entrance hall having plank effect tiled flooring, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, further doors leading to:

SITTING ROOM

16'5" x 10'9" (5.00m x 3.28m)

A pleasant reception having aspect to the front with central heating radiator and double glazed window.

OPEN PLAN LIVING/DINING KITCHEN

21'7" x 9'9" (6.58m x 2.97m)

A well proportioned, light and airy space, which benefits from an aspect into the rear garden, the initial reception area being large enough to accommodate a dining table and having double glazed French doors onto the rear terrace. This space is, in turn, open plan to a tastefully appointed kitchen fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings, having a U shaped configuration of marble effect preparation surfaces, under mounted sink unit with chrome swan neck mixer tap and integrated appliances including fridge, freezer, dishwasher, AEG fan assisted double oven and induction hob with stainless steel chimney hood over. The room also benefits from continuation of the plank effect tiled floor, central heating radiator, inset downlighters to the ceiling, double glazed window to the rear, a door to the integral garage and a further door leading through into:

UTILITY ROOM

5'10" x 5'9" (1.78m x 1.75m)

Appointed with wall and base units complementing the main kitchen, having marble effect work surface, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler concealed behind kitchen cupboard, continuation of the plank effect tiled flooring, double glazed composite door into the rear garden and a further door leading into:

GROUND FLOOR CLOAK ROOM

5'9" x 3'6" (1.75m x 1.07m)

Having a contemporary two piece suite by Roca comprising close coupled WC and half pedestal washbasin with chrome mixer tap and tiled splash back and continuation of the plank effect tiled flooring.

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

FIRST FLOOR GALLERIED LANDING

Having an excellent level of integrated storage with two built in shelved cupboards as well as access to loft space above and further doors, in turn, leading to:

BEDROOM 1

15'2" (excluding wardrobes) x 9'10" (4.62m (excluding wardrobes) x 3.00m)

A well proportioned double bedroom benefitting from integrated wardrobes with full height mirrored sliding doors, having double glazed window to the front and a further door leading through into:

ENSUITE SHOWER ROOM

6'8" x 7' max (2.03m x 2.13m max)

Tastefully appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and wall mounted vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary chrome towel radiator, shaver point and double glazed window to the front.

BEDROOM 2

13'4" max x 9'10" max (4.06m max x 3.00m max)

A further well proportioned double bedroom also benefitting from ensuite facilities, with double glazed window to the front and a further door leading through into:

ENSUITE SHOWER ROOM

5'10" x 6'11" max into shower enclosure (1.78m x 2.11m max into shower enclosure)

Having a contemporary suite comprising double width shower enclosure with sliding door and wall mounted electric shower, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary chrome towel radiator and double glazed window to the side.

BEDROOM 3

10'11" x 10'2" (3.33m x 3.10m)

A further double bedroom overlooking the rear garden, having built in full height wardrobes and double glazed window.

BEDROOM 4

8'6" x 8'3" (2.59m x 2.51m)

Currently utilised as a first floor office/dressing room but would make a child's single bedroom, having built in study area with work surface and drawer units, full height wardrobes and double glazed window overlooking the rear garden.

MAIN BATHROOM

7'10" x 7'6" (2.39m x 2.29m)

Having a contemporary suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary chrome towel radiator, shaver point and double glazed window overlooking the rear garden.

EXTERIOR

The property occupies a pleasant level plot set back behind an open plan frontage, benefitting from a double width Tarmac driveway which in turn leads to the integral

garage. The remainder of the frontage is laid to lawn having established borders with inset shrubs and a paved pathway to the side of the house which gives access, via a timber courtesy gate, into a pleasant landscaped rear garden which is immaculately kept. The rear garden has a central lawn, an initial paved terrace, outside tap, exterior light, well stocked perimeter borders with established shrubs and leads up to a composite decked terrace at the foot which encompasses both a pleasant seating area but also a fantastic timber summer house. The summer house has power and light and provides an attractive garden reception space with double doors leading out onto the garden and an additional glazed window at the side, providing potential as a home office or studio, benefitting from an integrated store.

GARAGE

19'4" x 9'9" (5.89m x 2.97m)

Having up an over door, power and light, fitted with an excellent level of storage with built in wall and base units and work surface and also housing electrical consumer unit.

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 are general restrictive covenants within the title, to be confirmed.

Please note that the annual service charge for the communal areas is £204.49.

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#>

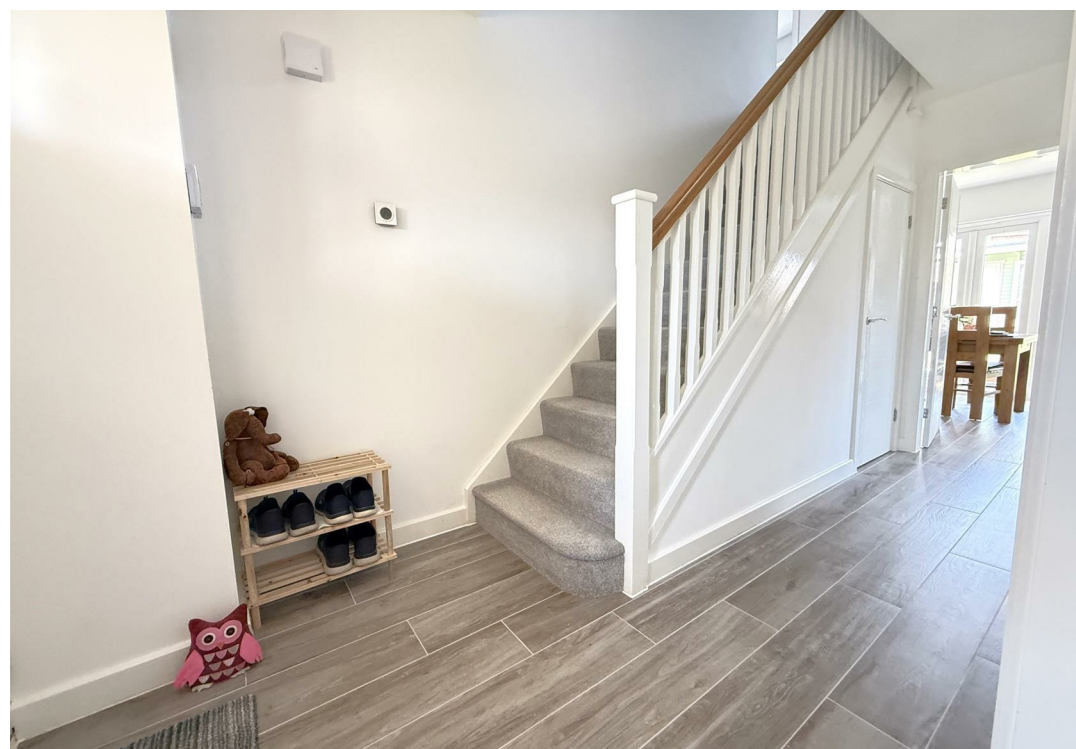
Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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







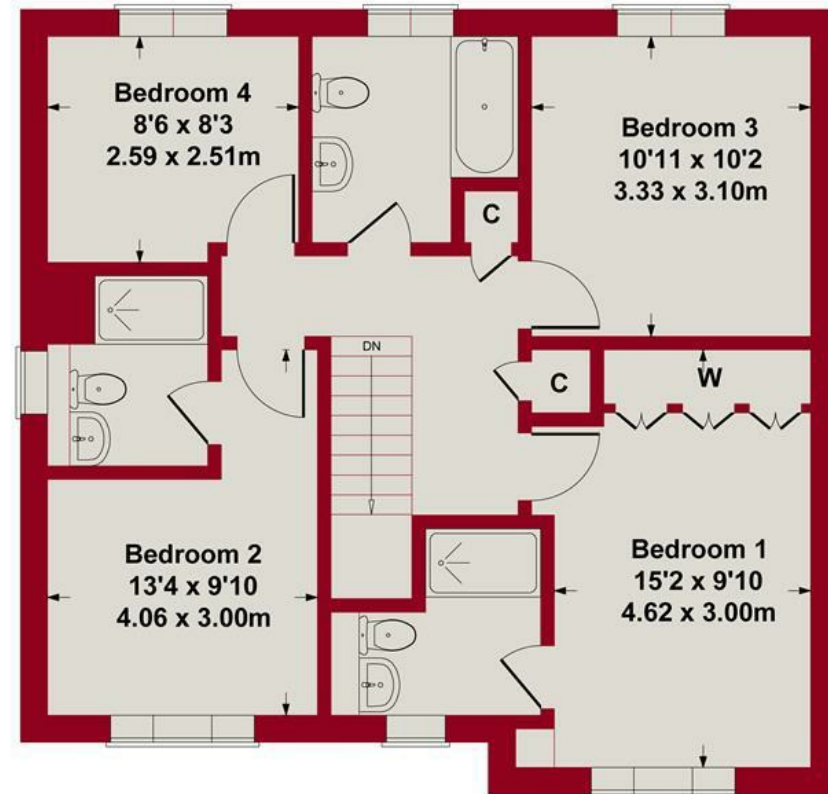








GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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



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 firm's 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



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