



**6 Hardys Close, Cropwell Bishop,
Nottinghamshire, NG12 3GQ**

£399,995

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2 Main Reception Areas
- Ground Floor Cloak Room
- Tastefully Modernised Throughout
- Low Maintenance Gardens
- 3 Double Bedrooms
- Open Plan Dining Kitchen
- Tastefully Appointed Bath/Shower Room
- Extended To Rear
- Driveway & Garage

An excellent opportunity to purchase a beautifully presented, extended and modernised detached family home offering accommodation approaching 1,100 sq.ft., updated with contemporary fixtures and fittings as well as wood grain oak effect UPVC double glazed windows, gas central heating, oak internal doors and tasteful decoration.

The accommodation comprises an initial L shaped entrance hall with ground floor cloak room off which links into the main reception having an attractive contemporary log burning stove and bifold doors to the south westerly side flooding this area with light. The hub of the home is undoubtedly going to become the open plan dining kitchen which is tastefully appointed with a generous range of built in units finished in heritage style colours that leads into a dining area with integrated seating and, in turn, the addition of a garden room at the rear which provides a further versatile reception space which a dual aspect and bifold doors leading into the garden.

To the first floor there are three double bedrooms and a well appointed family bath/shower room.

As well as the internal accommodation the property occupies a pleasant position within this popular well served village, occupying a plot which has been landscaped for low maintenance living with artificial lawns to the front and rear, paved terraces and a useful timber summer house. This is all located within a pleasant cul-de-sac location with off road parking and garage.

Overall 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.

AN OAK EFFECT COMPOSITE CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

8'9" x 6' max (2.67m x 1.83m max)

A useful L shaped space having potential for cloaks hanging, quarry tiled floor, column radiator, double glazed window to the side and further oak internal doors leading to:

GROUND FLOOR CLOAK ROOM

4'10" x 2'10" (1.47m x 0.86m)

Having a contemporary two piece white suite comprising close coupled WC and wall mounted washbasin; contemporary towel radiator, continuation of the quarry tiled floor and double glazed window to the side.

MAIN SITTING ROOM

20' max x 14' max (6.10m max x 4.27m max)

A well proportioned light and airy reception benefitting from double glazed bifold doors to the south westerly side; the focal point of the room being an attractive contemporary log burning stove with feature stone tiling and slate hearth; in addition the room having deep skirtings, oak strip wood flooring, feature media wall prepared for a flat screen television, coved ceiling; staircase with useful under stairs storage alcove and panel effect walls leading to the first floor and a further door leading through into:

OPEN PLAN KITCHEN/DINING ROOM

20'4" x 9'4" (6.20m x 2.84m)

A well proportioned space which links through into the addition of a garden room at the rear that combined creates a fantastic everyday living/entertaining space providing a living/sitting area which is open plan to the kitchen. The initial dining space features built in banquette seating with useful integral storage and a contemporary column radiator and is open to a tastefully appointed kitchen. The kitchen is fitted with a generous range of base units finished in heritage style colours providing a good level of storage, having an L shaped configuration of butchers block preparation surfaces and integral breakfast bar with undermounted ceramic sink with articulated mixer tap and oak upstands; in addition there is plumbing for a washing machine and dishwasher, space for tumble dryer and under counter fridge, integrated Smeg double oven, built in under stairs pantry, inset downlighters to the ceiling, double glazed window and exterior door.

From the dining area an open doorway leads through into:

GARDEN ROOM

9'5" x 11'7" (2.87m x 3.53m)

A useful addition to the property providing a further versatile reception space which, combined with the kitchen, is undoubtedly going to become the hub of the home. The room having attractive feature contemporary wallpaped elevations, column radiator, deep skirtings, double glazed window to the side and bifold doors leading out into the rear garden.

RETURNING TO THE MAIN SITTING ROOM A STAIRCASE WITH HALF LANDING RISES TO:

FIRST FLOOR LANDING

Having access to loft space above with large hatch and pull down ladder, panel effect walls, double glazed window to the side, useful built in airing cupboard and further oak doors, in turn, leading to:

BEDROOM 1

9'11" x 11' (excluding wardrobes) (3.02m x 3.35m (excluding wardrobes))

A pleasant double bedroom benefitting from a south westerly aspect to the front with built in wardrobes, panel effect wall, column radiator, deep skirtings and double glazed window.

BEDROOM 2

9'11" x 9'8" (excluding wardrobe) (3.02m x 2.95m (excluding wardrobe))

Again a double bedroom having an attractive panel effect wall papered wall, column radiator, deep skirtings, built in wardrobes and double glazed window overlooking the rear garden.

BEDROOM 3

9'11" x 7'9" (3.02m x 2.36m)

A further double bedroom having a south westerly aspect to the front, deep skirtings, column radiator and double glazed window.

BATHROOM

9'3" x 6'4" max (2.82m x 1.93m max)

A well proportioned family bath/shower room having a contemporary suite comprising large double width shower enclosure with sliding glass screen, wall mounted shower mixer and tiled splash backs, double ended panelled bath with centrally mounted chrome mixer tap and tiled splash backs, close coupled WC and wall mounted rectangular washbasin with chrome mixer tap; contemporary towel radiator, shave point, inset downlighters to the ceiling and double glazed windows to two elevations.

EXTERIOR

The property occupies a pleasant position within this popular and well served village, situated on a landscaped plot which has been designed for relatively low maintenance living. The property is set back from the close with an initial driveway providing off road car standing for two vehicles and, in turn, leading to a brick built garage. A timber courtesy gate gives access into an enclosed garden with a low maintenance artificial lawn and paved terrace and encompassing a useful timber summer house providing a pleasant outdoor reception space; all enclosed by panelled fencing. The main pedestrian access to the front of the property is located off Cropwell Butler Road having a timber courtesy gate leading into an enclosed south westerly facing garden, again designed for low maintenance with an artificial lawn, a hedged frontage, a pathway leading to the front door and two timber courtesy gates returning to the rear garden.

SUMMER HOUSE

7'7" x 7'7" (2.31m x 2.31m)

A really useful space which has been utilised as an outdoor reception, of timber construction with double doors, glazed window to the side that provides a pleasant space with a south westerly aspect into the garden. Alternatively this would make an excellent storage space.

GARAGE

17' x 8'4" (5.18m x 2.54m)

Having power and light, electric roller shutter door and double glazed courtesy door and window at the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

The property owns an element of the road to the north side of its own driveway, with rights given to the neighbouring property for access. There maybe a responsibility for maintenance TBC

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/>

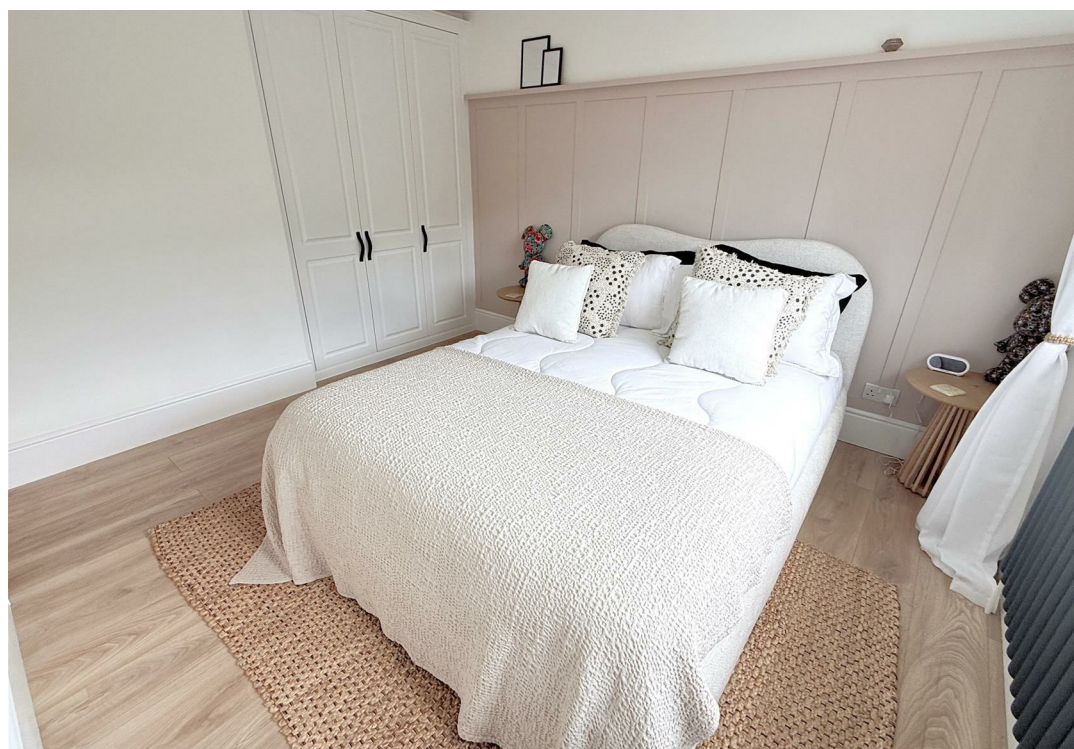
Planning applications:-

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





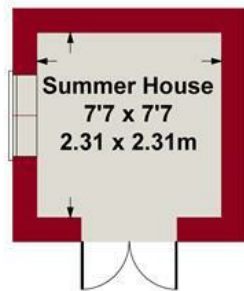




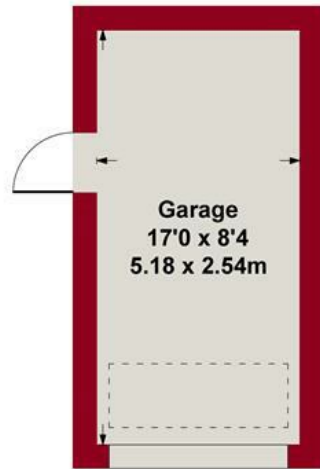




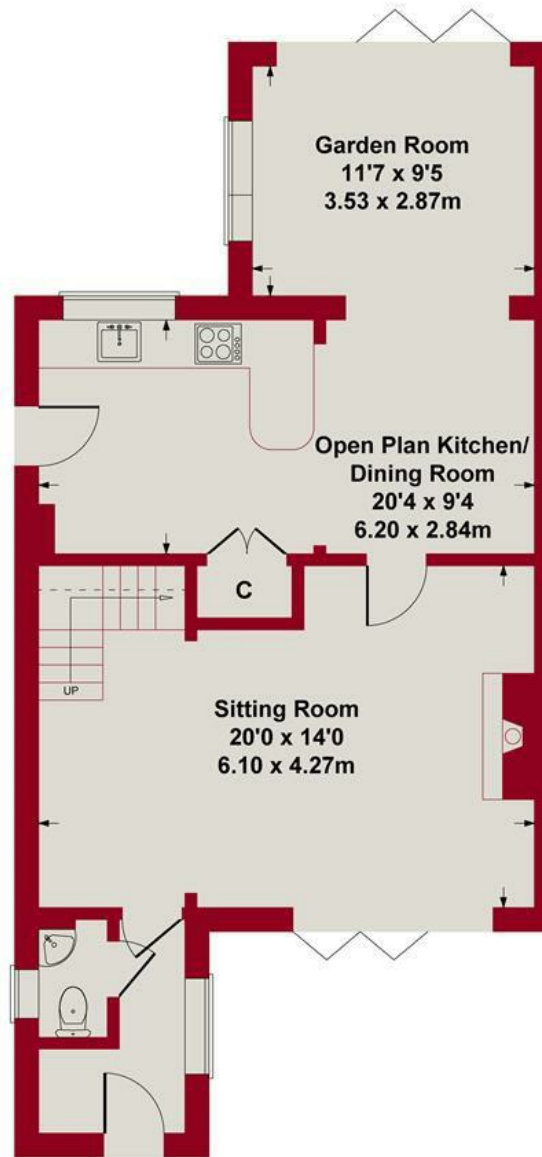




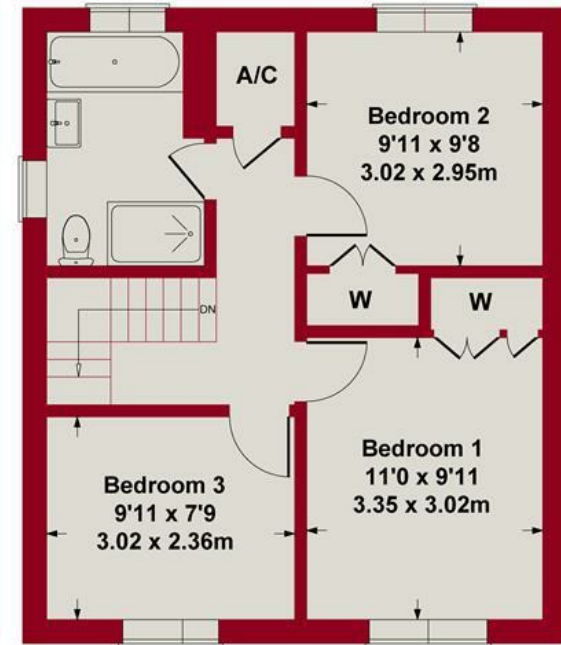
OUTBUILDING



GARAGE



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		
(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	75
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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