



5 Simpson Drive, Cropwell Bishop,
Nottinghamshire, NG12 3GY

£429,950

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Detached Home
- Ensuite & Main Bathroom
- Former Show Home For Bloor Homes
- Generous Open Plan Dining Kitchen
- Tandem Driveway & Garage
- 4 Bedrooms
- Ground Floor Cloak Room
- Completed In 2022
- Established Garden
- Well Served Village

An excellent opportunity to purchase an immaculately presented detached contemporary home completed in 2022 by national house builder Bloor Homes and offering a versatile level of accommodation which lies in the region of 1,130 sq.ft.

We understand this particular property was one of the original show homes and therefore has seen various upgrades as well as attractive contemporary decoration with engineered oak internal doors, attractive floor coverings, double glazing and gas central heating.

The accommodation is likely to suit a wide audience being large enough to accommodate families, particularly with the local school situated within walking distance, but the property will appeal to a wider sector whether it be single or professional couples or potentially even those downsizing from larger dwellings looking for a modern contemporary home within a pleasant, well served, village.

The accommodation comprises an initial entrance hall with integrated utility cupboard, ground floor cloak room, sitting room and open plan dining kitchen with access out into the rear garden. To the first floor there are four bedrooms, the principal of which benefits from ensuite facilities, and separate main bathroom.

As well as the internal accommodation the property occupies an established plot tucked away off a small driveway with a pleasant aspect to the front, tandem length driveway and garage and an enclosed, well stocked, garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

ADDITIONAL NOTES

The property is understood to have mains electricity, drainage, gas and water (information taken from Energy performance certificate and/or vendor).

As is common with the majority of new build developments, There is an estate management charge of £196.23 per annum.

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.

A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15'10" x 9' max into stairwell (4.83m x 2.74m max into stairwell)

A pleasant initial entrance vestibule having initial inset mat leading onto LVT oak effect flooring, panel effect walls, spindle balustrade turning staircase rising to the first floor and oak internal doors leading to:

UTILITY CUPBOARD

5'3" x 3'6" (1.60m x 1.07m)

A useful under stairs utility cupboard housing white goods and providing additional storage; laminate work surface, space and plumbing for washing machine and tumble dryer beneath, wall mounted gas central heating boiler, electrical consumer unit.

GROUND FLOOR CLOAK ROOM

5' x 4'10" max (1.52m x 1.47m max)

Having a two piece contemporary suite comprising close coupled WC and wall mounted washbasin; window to the front.

SITTING ROOM

15'3" x 11'1" (4.65m x 3.38m)

A well proportioned reception having aspect to the front and panel effect wall.

DINING KITCHEN

20'5" x 13'3" (6.22m x 4.04m)

A well proportioned open plan light and airy space having initial reception area large enough to accommodate both living and dining with a window overlooking the rear garden. This area is in turn open plan to the kitchen which is tastefully appointed with a generous range of wall, base and drawer units with chrome door furniture and Caesar stone preparation surface and upstands providing a good working area; undermounted sink with chrome swan neck mixer tap; integrated appliances including AEG four ring gas hob with chimney hood over, double oven, dishwasher and fridge freezer; French doors leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, window to the side and further doors leading to:

BEDROOM 1

12'6" (including wardrobes) x 11'8" max including (3.81m (including wardrobes) x 3.56m max including)

A double bedroom benefitting from ensuite facilities having aspect into the rear garden; built in wardrobes and a door leading through into:

ENSUITE SHOWER ROOM

7'8" x 4'7" (2.34m x 1.40m)

Having a three piece suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin; marble effect tiled splash backs and floor, contemporary towel radiator and window to the rear.

BEDROOM 2

11'9" x 8'1" (3.58m x 2.46m)

A further double bedroom having aspect to the front.

BEDROOM 3

7'5" x 8'6" (2.26m x 2.59m)

Currently utilised as a first floor dressing room but makes a further bedroom having aspect to the front.

BEDROOM 4

10'4" x 6'9" min (12'5" max) (3.15m x 2.06m min (3.78m max))

Currently utilised as a first floor office but makes a further bedroom with useful alcove and pleasant aspect into the rear garden.

BATH/SHOWER ROOM

8'4" x 7' (2.54m x 2.13m)

Having a contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer with independent handset over, double ended panelled bath with wall mounted mixer tap with integral shower handset, close coupled WC and vanity unit with inset washbasin; tiled splash backs and floor, contemporary towel radiator, shaver point and window to the side.

EXTERIOR

The property occupies a particularly pleasant position close to the entrance of this small, now establishing, development with a pleasant outlook across to a green area at the front. The property is located off a driveway shared with only a handful of other similar dwellings, having a small forecourt frontage with established borders with inset shrubs and pathway leading to the front door. To the side of the property is a tandem length driveway providing off road car standing for several vehicles and this in turn leads to a brick built garage with up and over door, power and light. A courtesy gate to the side gives access into a pleasant enclosed rear garden with central lawn, initial paved terrace, well stocked perimeter borders with established trees and shrubs and a further useful area to the rear of the garage ideal for storage or encompassing a shed. A further area to the side of the property provides a useful storage space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

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>









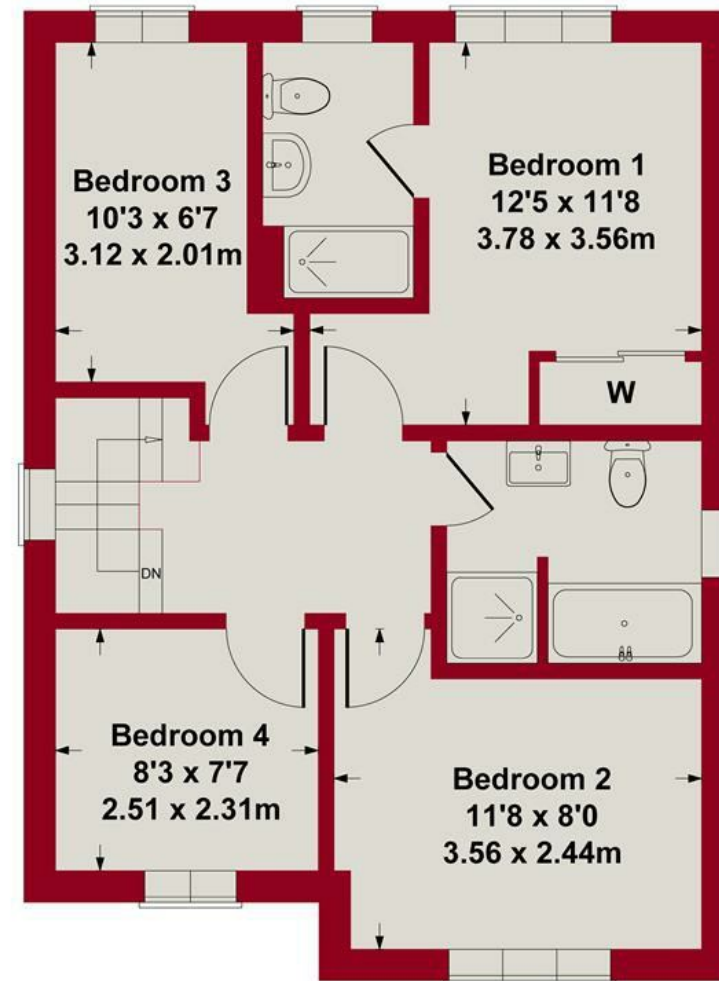








GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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