



**1 Newberry Close, Cropwell Bishop,  
Nottingham, NG12 3DY**

**Guide Price £275,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superbly Appointed Home
- Fantastic Fitted Dining Kitchen
- Attractive Lounge
- Modern Contemporary Style Bathroom
- Mature Landscaped Gardens
- Small cul-de-sac Setting
- Bi-fold Doors into Conservatory
- Three Good Bedrooms
- Drive and Attached Garage
- Lovely South Facing Rear

A fantastic opportunity to purchase this attractive semi-detached home, offering immaculately presented accommodation throughout and occupying a quiet cul-de-sac position within this highly popular village setting.

Stylishly appointed and beautifully maintained, the property will appeal to a wide range of buyers including first-time purchasers, young families and those looking to downsize without compromising on quality or space.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge to the front elevation, and to the rear, a superb fitted dining kitchen featuring a range of integrated appliances and designed perfectly for modern living and entertaining. The kitchen opens into a large conservatory via bifold doors, creating a wonderful additional reception space overlooking the rear garden, with French doors leading directly outside.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom.

Externally, the property benefits from driveway parking leading to an attached garage, alongside mature gardens to both the front and rear. The rear garden is a particular feature, enjoying a favourable southerly aspect and offering an ideal space for relaxing and outdoor entertaining.

Properties of this calibre in such a desirable village location are always in strong demand, and an early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

## ACCOMMODATION

A composite and glazed entrance door opens into a welcoming entrance hall.

### ENTRANCE HALL

With oak laminate flooring, central heating radiator, staircase rising to the first floor, and useful under-stairs storage housing the consumer unit and gas meter.

### LOUNGE

The lounge is a well-proportioned reception room to the front, with continued laminate flooring, ceiling spotlights, central heating radiator, a large UPVC double glazed front window, and a chimney breast housing an inset cast iron fireplace with slate hearth.

## DINING KITCHEN

The dining kitchen is superbly fitted with attractive cream shaker-style base and wall units, drawers, laminate work surfaces, tiled splashbacks, and an inset stainless steel sink with mixer tap. Integrated appliances include a Bosch oven, four-zone Samsung gas hob with stainless steel splashback, Bosch extractor hood, fridge freezer, Hotpoint washing machine, and Neff slimline dishwasher. There is tile-effect flooring, a breakfast bar, ceiling spotlights, contemporary vertical column radiator, and bifold doors into the conservatory.

## CONSERVATORY

The conservatory is a lovely space across the rear, with tile-effect flooring, central heating radiator, UPVC double glazed windows, and UPVC double glazed French doors leading onto the rear garden.

## FIRST FLOOR LANDING

To the first floor, the landing has loft access and a UPVC double glazed side window.

## BEDROOM ONE

Bedroom one is a double bedroom with central heating radiator and UPVC double glazed front window.

## BEDROOM TWO

Bedroom two is also a double bedroom with central heating radiator and UPVC double glazed rear window.

## BEDROOM THREE

Bedroom three has a central heating radiator, UPVC double glazed front window, and a storage cupboard housing the Glow-worm central heating boiler.

## BATHROOM

The bathroom is superbly fitted in a contemporary style, comprising a panel-sided bath with mixer tap, mains-fed shower with rainfall head and additional spray hose, glazed shower screen, vanity wash basin with mixer tap and cupboard below, and concealed cistern WC. There are tiled splashbacks, feature hexagonal tiling around the bath area, chrome towel radiator, ceiling spotlights, extractor fan, and a UPVC double glazed obscure rear window.

## OUTSIDE

Driveway parking sits to the front of the property and leads to the attached garage.

The property occupies an attractive mature plot, with a small lawned frontage edged by planted borders. To the rear is a lovely enclosed garden, fenced with timber panels and mainly laid to lawn, with mature borders and a paved patio seating area, all enjoying a favourable southerly aspect.

## CROPWELL BISHOP

Cropwell Bishop is an established village with a thriving community and well equipped with local amenities including primary school, local shops including late night Co-Op, modern

health centre and church. It is conveniently located for commuting via the A46 and A52 to the cities of Nottingham and Leicester. Further amenities can be found in the nearby market town of Bingham approx 4 miles from the village.

### **COUNCIL TAX**

The property is registered as council tax band B.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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>



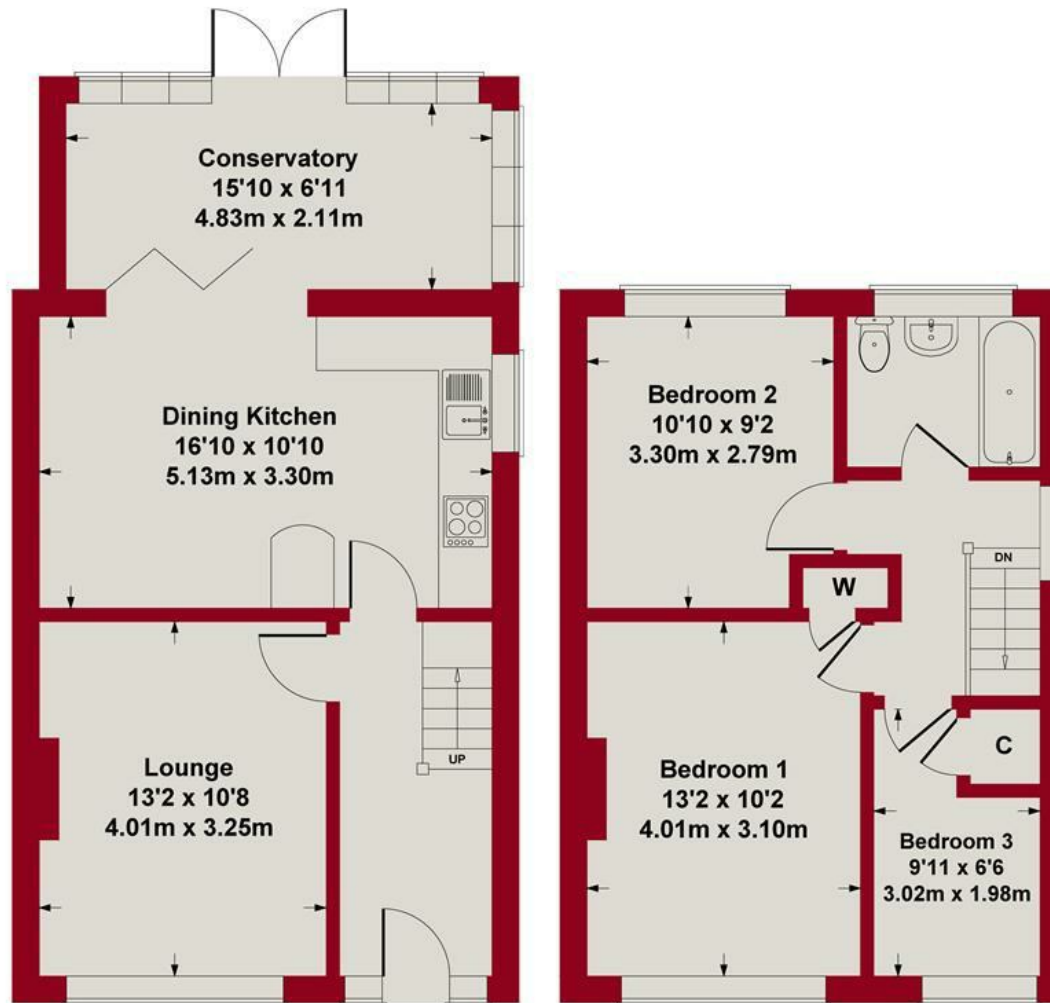








**Approximate Gross Internal Area**  
**950 sq ft - 88 sq m**



**GROUND FLOOR**

**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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 <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		
England & Wales		
EU Directive 2002/91/EC		



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*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 0115 9336666



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