

Robert Ellis

look no further...



Smiths Close,
Cropwell Bishop, Nottingham
NG12 3DU

£300,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



Nestled in the charming village of Cropwell Bishop, Nottingham, this delightful semi-detached house on Smiths Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for gatherings with family and friends.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Situated in a peaceful neighbourhood, this home benefits from the tranquillity of village life while remaining conveniently close to local amenities. Cropwell Bishop is known for its picturesque surroundings and strong community spirit, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a serene environment without sacrificing accessibility to nearby towns and cities. With its appealing features and prime location, this semi-detached house on Smiths Close is not to be missed.



Entrance Hall

UPVC double glazed entrance door with flanking window, built-in cloak cupboard, and door to the living room.

Living Room

14'8" x 14'3" (4.47m x 4.34m)

A carpeted reception room with UPVC double glazed window to the front and side, radiator, stairs to the first floor, feature log burner, and a door to the open plan kitchen diner.

Kitchen Diner

20'9" x 14'8" (6.33m x 4.49m)

With Karndean flooring, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob and air filter over, tiled splashback, space for a fridge freezer, plumbing for a washing machine and dishwasher, UPVC double glazed window to the rear and side, two radiators, two Velux windows, useful under stairs storage cupboard, spot lights and UPVC double glazed door to the garden.

Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One

15'9" x 8'5" (4.81m x 2.58m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two

9'2" x 8'3" (2.81m x 2.52m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

11'0" x 5'11" (3.36m x 1.82m)

A carpeted bedroom with UPVC double glazed window to the front, and radiator.

Bathroom

Incorporating a three piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, laminate

flooring, tiled walls, wall mounted heated towel rail, and UPVC double glazed window to the rear.

Outside

To the front of the property you will find a blocked driveway providing off-road parking, a small gravelled area, mature shrubs, and gated side access leading to the well-maintained and landscaped private and enclosed rear garden, which features a blocked paved patio, a raised gravelled area beyond, a range of mature shrubs, stocked beds, useful storage shed and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





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		
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		
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