



**30 Simpson Drive, Cropwell Bishop,  
Nottinghamshire, NG12 3GY**

**£328,000**  
**Tel: 01949 836678**

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An immaculately presented contemporary detached home completed in 2022 by a well regarded National developer Bloor Homes to their attractive double fronted Lawrence design.

The property is situated within this new development, Cropwell Meadow, in this much regarded and well served village offering a wealth of amenities, including primary school situated yards from the property making it ideal for young families looking for an efficient detached beautifully presented home within this popular village.

The property benefits from UPVC double glazing and gas central heating, and is neutrally decorated throughout, and has had various upgrades to the standard specification.

The accommodation comprises of initial L-shape entrance hall with large built-in storage cupboard and ground floor cloakroom, dual aspect sitting room over looking the playing fields to the front, open plan dining kitchen with French doors leading out into the garden and tastefully appointed with a generous range of units finished in Heritage style colours, and integrated appliances. To the first floor are three bedrooms, the master benefitting from ensuite facilities, and separate contemporary bathroom.

The accommodation is certainly large enough to accommodate small families, but will appeal to a wide audience such as single or professional couples, or those downsizing from larger dwellings looking for a modern efficient home close to local amenities.

As well as the accommodation on offer, the property occupies a delightful corner plot, overlooking playing fields, and driveway to the rear providing off road car standing for several vehicles and an enclosed lawned garden to side which is relatively generous by modern standards.

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

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.

**ATTRACTIVE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;**

#### **ENTRANCE HALL**

16'2 max into stairwell x 6'8 (4.93m max into stairwell x 2.03m)

A well proportioned initial entrance vestibule with spindle balustrade turning staircase rising to the first floor landing, under stairs storage cupboard, attractive Amtico flooring.

Further doors leading to;

#### **GROUND FLOOR CLOAKROOM**

5'2 x 3'1 (1.57m x 0.94m)



Having a contemporary two piece white suite comprising close coupled WC, half pedestal wall mounted wash basin with chrome mixer tap, continuation of Amtico flooring, central heating radiator.

#### **SITTING ROOM**

16'4 x 10'9 (4.98m x 3.28m)



A particularly light and airy reception benefitting from a dual aspect, with double glazed windows to the front and side elevations, central heating radiator.

#### **DINING KITCHEN**

16'2 x 10'7 max (4.93m x 3.23m max)



A well proportioned open plan living dining kitchen which benefits from a dual aspect with double glazed window to

the front, and additional window and French door to the side leading into the garden. Kitchen is tastefully appointed and was upgraded from the original specification finished with a generous range of wall, base and drawer units in Heritage style colours, U-shape configuration of marble effect work surface, inset composite bowl, sink and drainer unit with chrome swan neck mixer tap, integrated appliances including induction hob with stainless steel splashback and chimney hood over, single fan assisted oven, dishwasher, washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler concealed behind a kitchen cupboard.

The kitchen is open plan to a dining area having central heating radiator, access out into the garden.



RETURNING TO THE ENTRANCE HALL, A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

#### **FIRST FLOOR LANDING**

Having a generous over stairs built-in storage cupboard, access to loft space.

Further doors leading to;

#### **BEDROOM 1** 11'4 x 10'8 (3.45m x 3.25m)



A well proportioned double bedroom benefitting from ensuite facilities, and having pleasant aspect into the rear garden, central heating radiator, double glazed window.

An initial walk-through dressing area leads through into the;

#### **ENSUITE SHOWER ROOM** 7'11 x 4'6 (2.41m x 1.37m)



Tastefully appointed with a contemporary suite comprising of double width shower enclosure with sliding glass screen, wall mounted shower mixer, close coupled WC, half pedestal wash basin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling, double glazed window.

## BEDROOM 2

10'9 x 8'0 (3.28m x 2.44m)



A further double bedroom benefitting from an attractive dual aspect with double glazed windows to the front and side flooding the room with light, having central heating radiator.

## BEDROOM 3

11'2 x 8'0 (3.40m x 2.44m)



Able to accommodate a double bed, having aspect into the close, central heating radiator, double glazed window.

## BATHROOM

6'7 x 6'6 (2.01m x 1.98m)



Tastefully appointed with a contemporary suite comprising panelled bath with wall mounted mixer tap and integral shower handset, close coupled WC, half pedestal wash

basin with chrome mixer tap, contemporary towel radiator, double glazed window.

## EXTERIOR



The property occupies a great position within this development, tucked away on a corner plot benefitting from a pleasant aspect across to the adjacent playing fields. The gardens to the front and side provide borders with inset established shrubs, and a pathway leads to the front door. A driveway to the rear of the property provides off road car standing for several vehicles, and a timber courtesy gate leads into the enclosed garden. The composite storage shed on the driveway will remain with the property.

## REAR GARDEN



Having large central lawn, initial paved terrace and raised borders. Generous by modern standards, with aspect across to playing fields at the side.



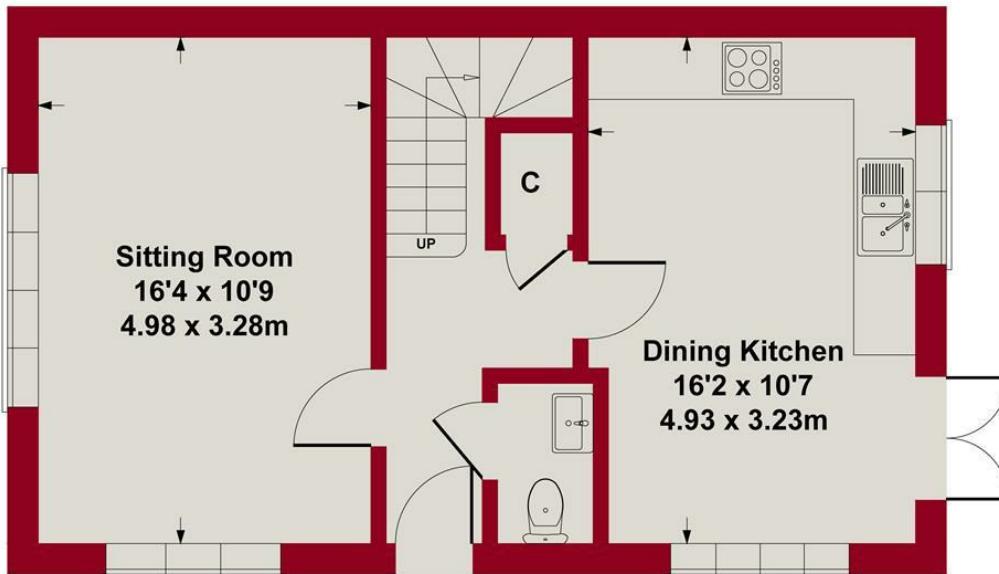
## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D

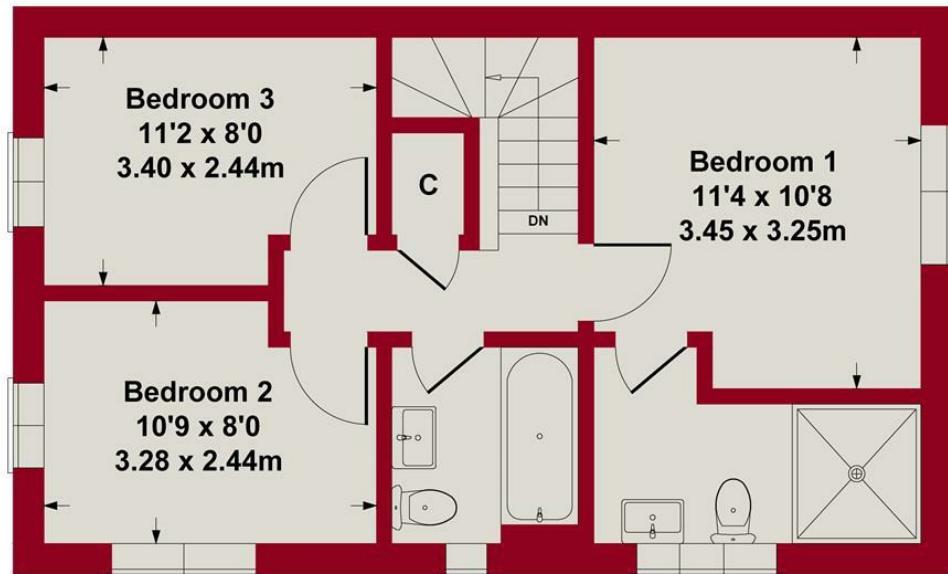
## TENURE

Freehold

Approximate Gross Internal Area  
926 sq ft - 86 sq m



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.

Produced by Potterplans Ltd. 2023





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	
(81-91)	B	83	
(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 <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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