



7 Walker Close, Cropwell Bishop,
Nottinghamshire, NG12 3RL

Offers Over £495,000
Tel: 01949 836678

 RICHARD
WATKINSON
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this attractive double fronted contemporary home completed by Bloor Homes in 2022, positioned on a pleasant corner plot in a small cul-de-sac setting with a pleasant aspect across to an adjacent green with ample off road parking and double garage.

The property is immaculately presented with neutral decoration throughout and benefits from UPVC double glazing and gas central heating, having contemporary fixtures and fittings and a range of contemporary floor coverings.

The accommodation extends to two main receptions and a spacious open plan living/dining kitchen which runs the full width of the property and leads out into the rear garden via two pairs of French doors making a fantastic every day living/entertaining space. In addition there is a useful utility and ground floor cloak room and leading off a central hallway is a pleasant sitting room and study/playroom.

To the first floor, off a central galleried landing with excellent storage, are four bedrooms, two benefitting from ensuite facilities with the master bedroom also having a walk through fitted dressing room with full height wardrobes and ensuite shower room off. A contemporary family bathroom services bedrooms 3 and 4.

As well as the accommodation the property occupies a pleasant plot with double width driveway to the side, a double garage and mainly lawned, enclosed garden at the rear which is relatively generous by modern standards.

Overall this is an excellent opportunity to purchase a fantastic contemporary home within this highly regarded and well served village and would be ideal for families being positioned within a short walking distance of the local school.

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.

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

INITIAL ENTRANCE HALL

16'6" x 7'4" (5.03m x 2.24m)



A well proportioned initial entrance vestibule having spindle balustrade staircase rising to the first floor landing, useful built in cloaks cupboard providing a good level of storage and central heating radiator.

Further doors leading to:

SITTING ROOM

17'10" x 12'1" (5.44m x 3.68m)



A light and airy reception having aspect to the front with central heating radiator and double glazed window.

STUDY

9'6" x 8'11" (2.90m x 2.72m)



A versatile reception ideal as a home office perfect for today's way of working or alternatively making an additional snug or playroom, the room having dual aspect

with double glazed windows to the front and side and central heating radiator.

GROUND FLOOR CLOAK ROOM



OPEN PLAN LIVING/DINING KITCHEN

29' x 13'8" max (8.84m x 4.17m max)



A well proportioned open plan living/dining kitchen flooded with light benefitting from two sets of double glazed French doors and side lights looking out in the rear

garden, the initial kitchen area being well appointed with a generous range of contemporary wall, base and drawer units with marble effect laminate preparation surfaces, the island unit having inset resin sink and drain unit with chrome mixer tap, integrated appliances including AEG four ring gas hob with glass splash back and chimney hood over, double oven, dishwasher, fridge and freezer, inset downlighters to the ceiling and central heating radiator. The kitchen area is in turn open plan to a generous reception space large enough to accommodate both living and dining with useful under stairs storage cupboard, two central heating radiators and French doors to the rear.

A further door leads through into:



UTILITY ROOM

6'6" x 5'6" (1.98m x 1.68m)



Having fitted base unit with marble effect laminate work surface over, plumbing for washing machine, space for further free standing appliance, central heating radiator, wall mounted gas central heating boiler and double glazed window to the side.

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

FIRST FLOOR GALLERIED LANDING

16'9" x 6'9" (5.11m x 2.06m)



A well proportioned space having access loft space above, central heating radiator and a good level of built in storage with two shelved cupboards.

Further doors leading to:

MASTER BEDROOM SUITE

A well proportioned double bedroom which encompasses both sleeping area with walk through dressing room and ensuite facilities.

BEDROOM

11' x 9'9" (3.35m x 2.97m)



Having central heating radiator, double glazed window to the front and open doorway leading through into:

WALK THROUGH DRESSING ROOM

6'10" max into wardrobe x 7'8" max into wardrobe (2.08m max into wardrobe x 2.34m max into wardrobe)



Offering a fantastic level of storage having built in full height wardrobes with handing rail and storage shelf over

and attractive sliding mirrored doors.

A further door leads into:

ENSUITE SHOWER ROOM

7'9" x 5'2" (2.36m x 1.57m)



Having contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer with independent handset over, closed coupled WC, half pedestal washbasin with chrome mixer tap, contemporary towel radiator and double glazed window.

BEDROOM 2

10'7" x 8'8" (3.23m x 2.64m)



A further double bedroom also benefitting from ensuite facilities having pleasant aspect to the side, central heating radiator and double glazed window.

A further door leads through into:

ENSUITE SHOWER ROOM

6'9" x 5'3" (2.06m x 1.60m)



Having suite comprising double width shower enclosure with sliding screen and wall mounted electric shower, close coupled WC, half pedestal washbasin, contemporary towel radiator and double glazed window to the rear.

BEDROOM 3

11'5" x 9'8" (3.48m x 2.95m)



A further double bedroom having aspect to the side with central heating radiator and double glazed window.

BEDROOM 4

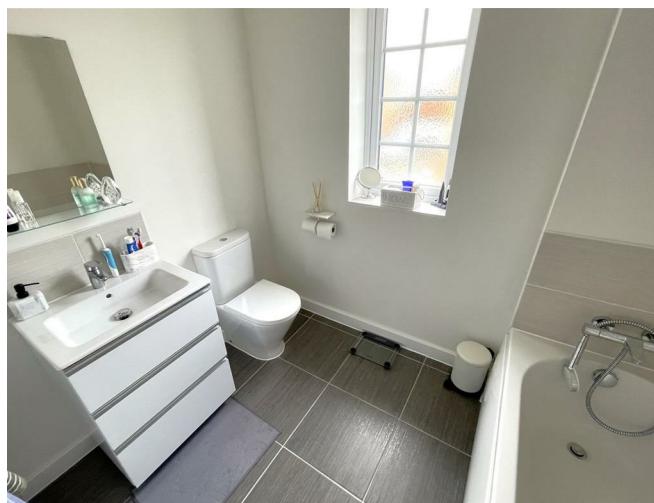
9'8" x 9'11" max (2.95m x 3.02m max)



Another double bedroom having pleasant aspect to the front, central heating radiator and double glazed window.

BATHROOM

7'10" x 6'1" (2.39m x 1.85m)



Having three piece white suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC, vanity unit with inset washbasin and chrome

mixer tap, wall mounted shaver point, contemporary towel radiator and double glazed window to the front.

EXTERIOR



The property occupies an excellent position within this new development on an enviable corner plot overlooking a green area to the side with a good level of off road parking which leads to the detached brick built double garage. A timber courtesy gate gives access into the rear garden which is enclosed by brick walls and feather edge board fencing, mainly laid to lawn with initial paved terrace linking back into the living area of the kitchen.





COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

SERVICE CHARGE

The current annual service charge is £204.95.

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>

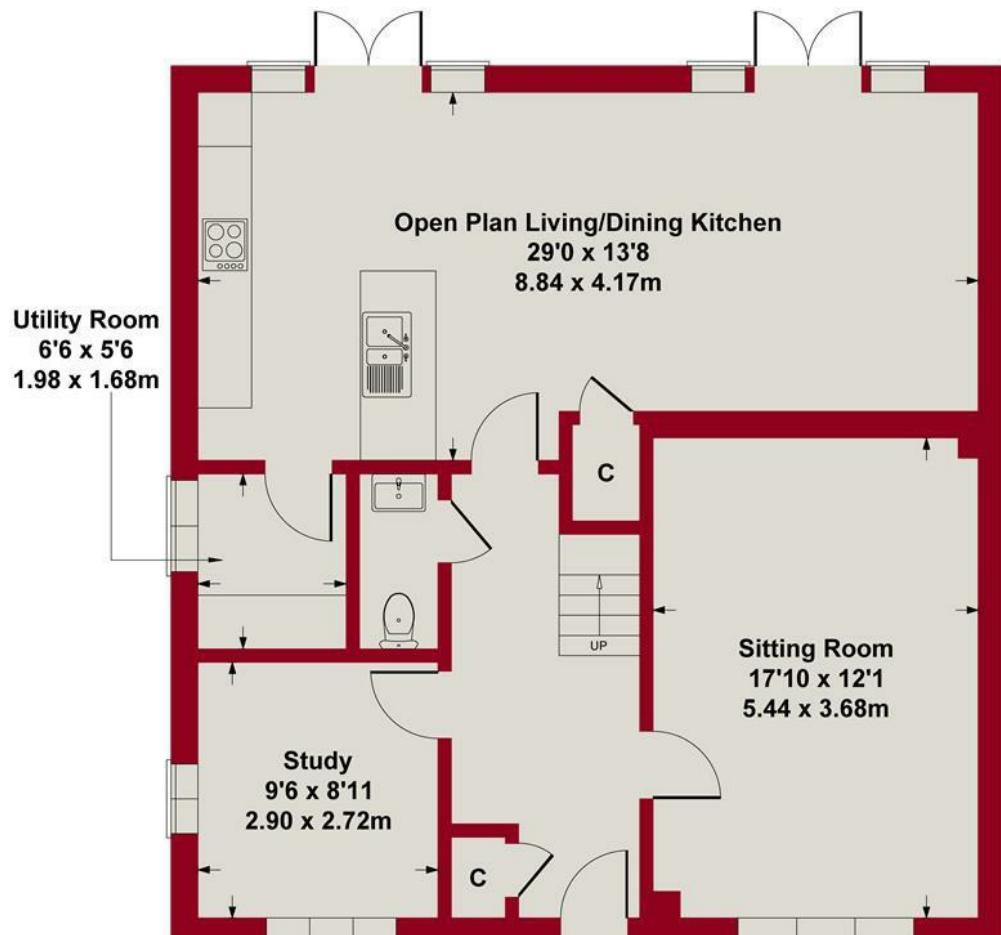
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

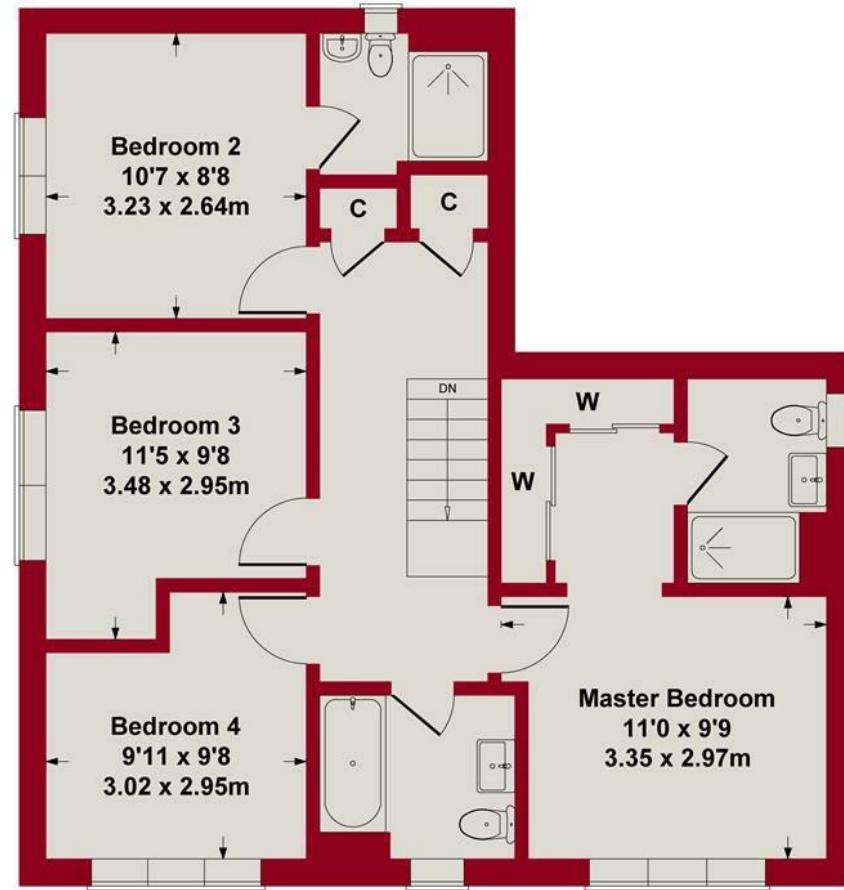
Planning applications:-

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

Approximate Gross Internal Area
1617 sq ft - 150 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.

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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		
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 firms 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.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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