



**12 Oldfield Gardens, Cropwell Bishop,  
Nottingham, NG12 3RJ**

**Guide Price £465,000  
Tel: 0115 9336666**

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

- Immaculately Presented Detached Home
- Advantage of No Onward Chain
- Impressive L-Shaped Dining Kitchen
- Four Generously Sized Bedrooms
- Driveway and Garage
- Prime Position with Open Views
- Dual-Aspect Lounge Log Burner
- Useful Utility Room and Ground Floor WC
- Stylish Family Bathroom and En-suite
- Enclosed Southerly-Facing Garden

An excellent opportunity to acquire this beautifully styled and immaculately presented detached home, enjoying a prime position within this highly sought-after development on the edge of the village, with delightful open views to the front.

Offered to the market with the significant advantage of no onward chain, this high-specification property provides superb, move-straight-in accommodation - a true turnkey home ideal for modern family living.

A welcoming entrance hall leads through to a lovely dual-aspect lounge, filled with natural light and featuring a bay window, cosy log burner and striking wood-panelled feature wall.

The impressive L-shaped dining kitchen is undoubtedly the heart of the home, boasting attractive shaker-style units, quality worktops and French doors opening directly onto the garden - ideal for entertaining and indoor-outdoor living. A practical utility room and ground floor WC add further convenience.

To the first floor are four generously sized bedrooms, including a superb principal suite with a contemporary en-suite shower room, along with a stylish family bathroom.

Externally, the plot and position truly set this home apart. With driveway parking, garage, and an enclosed rear garden enjoying a desirable southerly aspect and open views, it offers both privacy and excellent outdoor space.

Early viewing is strongly recommended to fully appreciate the location, specification and lifestyle this superb home has to offer.

#### ACCOMMODATION

An attractive cottage style composite door with black door furniture leads into the entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with attractive herringbone flooring, a central heating radiator, stairs rising to the first floor and a useful understairs storage cupboard with coat hooks and power points.

#### DINING KITCHEN

A fantastic L-shaped dining kitchen featuring attractive herringbone flooring, two central

heating radiators, and uPVC double-glazed windows to two aspects, allowing for an abundance of natural light. Spotlights are fitted to the ceiling over the kitchen area, and uPVC double-glazed French doors open directly onto the garden, creating an ideal space for both everyday living and entertaining.

The kitchen is fitted with an attractive range of Shaker-style base and wall cabinets complemented by granite worktops, matching upstands, window sill and splashback. There is an undermounted 1.5 bowl stainless steel sink with mixer tap and drainer grooves to the side.

Built-in appliances include a double oven and four-zone gas hob by AEG, an integrated dishwasher, and an integrated fridge freezer.

#### UTILITY ROOM

Adjacent to the kitchen and including herringbone flooring, a central heating radiator, extractor fan and consumer unit. There is a fitted granite worktop with matching upstands with base unit below plus space for appliances including plumbing for a washing machine. The wall mounted Ideal combination boiler is also situated here.

#### LOUNGE

A lovely dual aspect reception room with a uPVC double glazed window to the front and a uPVC double glazed bay window to the side aspect. There is a central heating radiator and a recently installed floor-standing cast iron log burner with an attractive panelled wall as its backdrop.

#### GROUND FLOOR W/C

Fitted with a two piece suite by Roca including a dual flush toilet and a half pedestal wash basin with mixer tap and tiled splashback. Herringbone flooring, central heating radiator and extractor fan.

#### FIRST FLOOR LANDING

A spindled and balustraded staircase with oak handrail leads to the first floor landing which includes an access hatch to the roof space and an airing cupboard with slatted shelving.

#### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed shuttered window, a fitted triple wardrobe with mirror fronted sliding doors.

#### EN-SUITE SHOWER ROOM

Superbly fitted in white with a Roca suite including a dual flush toilet and a half pedestal wash basin with mixer tap. There is a generous shower enclosure with glazed sliding doors and mains fed shower plus tiling for splashbacks, an extractor fan, spotlights to the ceiling, central heating radiator and a uPVC double glazed obscured window.

#### BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window.

### **BEDROOM THREE**

A dual aspect room with a central heating radiator and two uPVC double glazed windows.

### **BEDROOM FOUR**

With a central heating radiator and a uPVC double glazed window.

### **FAMILY BATHROOM**

A superbly fitted four piece bathroom including a shower enclosure with glazed sliding door and mains-fed shower. There is a floating vanity wash basin with mixer tap and drawers below plus a dual flush toilet and a panel sided bath with mixer tap and shower. Tiling for splashbacks, a chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window.

### **DRIVEWAY & GARAGING**

There is driveway parking for two to three vehicles, which leads to the brick built garage with an up and over door.

### **GARDENS**

The property occupies a prominent corner plot on the edge of the development with planted beds to the front and side as well as a small lawned area to the front. The garden is accessed via a timber gate at the side of the garage, enclosed with timber panelled fencing and includes a paved patio area and lawn.

### **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 D.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

An annual estate charge will apply.

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#>

<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>





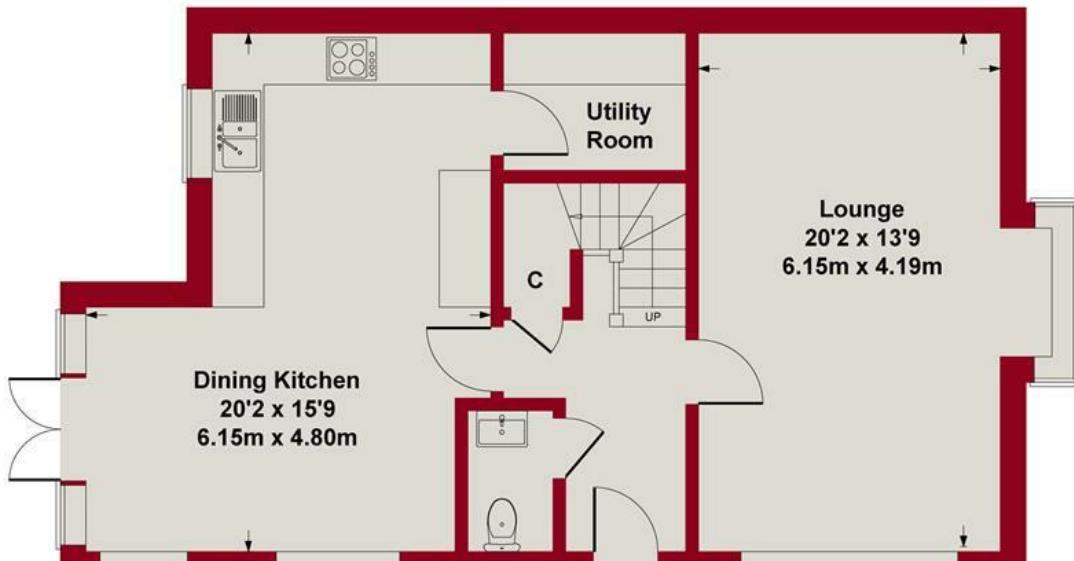




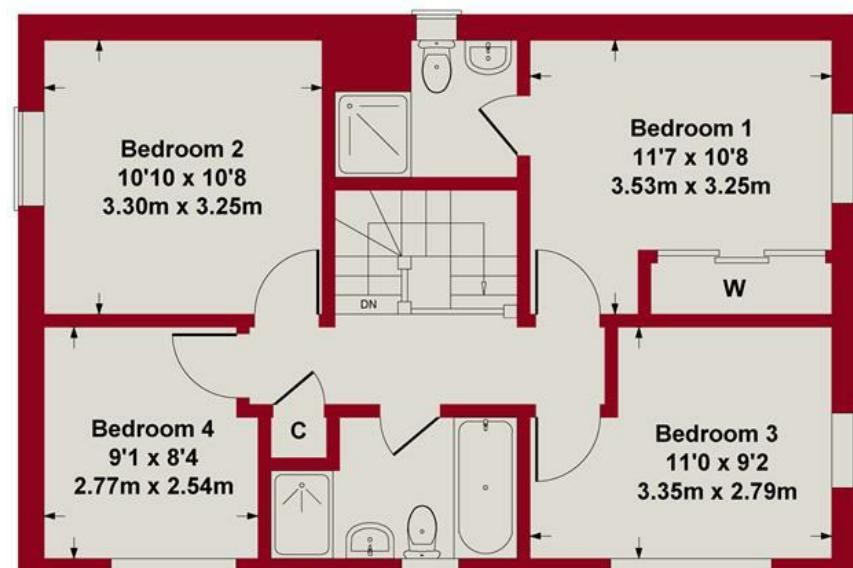




Approximate Gross Internal Area  
1294 sq ft - 120 sq m



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		
(81-91)	B	84	93
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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