



216 Hoe View Road

CROPWELL BISHOP

216 HOE VIEW ROAD

Cropwell Bishop, Nottingham, NG12 3DJ

This two-bedroom detached bungalow offers an excellent opportunity for those seeking a renovation project in a highly desirable village setting. Requiring modernisation throughout, the property is well positioned with lovely open field views to the rear and sits on a generous plot that includes driveway parking for multiple vehicles, a single garage, and attractive front and rear gardens. Formerly arranged as a three-bedroom home, the bungalow retains hints of its earlier layout and provides flexible accommodation with significant potential to update, redesign, or extend subject to the necessary consents.







The main entrance is positioned to the side of the property and opens into a welcoming reception hall, thoughtfully fitted with built-in cabinetry including a base cupboard, shelving and a full-height cloaks cupboard. The hall flows naturally into the dining room, which originally formed the third bedroom and still benefits from a tall fitted cupboard, offering flexibility for use as a dining space, study, or potential reinstated bedroom.

To the rear of the property, the kitchen enjoys views of the garden and fields beyond and is fitted with a range of units together with a single oven, four-ring gas hob and a one-and-a-half-bowl stainless steel sink. A door from the kitchen provides internal access to the single garage, complete with an electric up-and-over door at the front and a personnel door opening into the garden.

Adjacent to the kitchen is the generously sized sitting room, where large sliding glass doors flood the space with natural light and frame delightful views over the rear garden and countryside beyond. An electric fireplace creates a cosy focal point.





and so to bed...

A central internal hallway leads to two double bedrooms positioned at the front of the bungalow. The primary bedroom benefits from a wall of fitted wardrobes, providing ample storage. The shared bathroom is also accessed from this hallway and includes a three-piece suite comprising bath with shower over, wash hand basin and WC. Additional storage is provided by a built-in cupboard housing the gas combination boiler and space for a freestanding unit.





gardens

The bungalow is set behind a good-sized front garden with a block-paved tandem driveway running along the side of the property, offering parking for at least two vehicles and leading to the single garage. External access is available down the left-hand side, providing convenient movement around the property. The rear garden is a particularly appealing feature, enjoying a lovely outlook over open fields. Thoughtfully proportioned and predominantly laid to lawn with planted borders, the garden includes two patio areas—one directly accessed from the sitting room and a second positioned towards the far end of the garden, ideal for outdoor dining or relaxation. A summer house and shed provide useful additional space, while a rear gate leads directly onto a footpath that meanders through the fields beyond.

local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

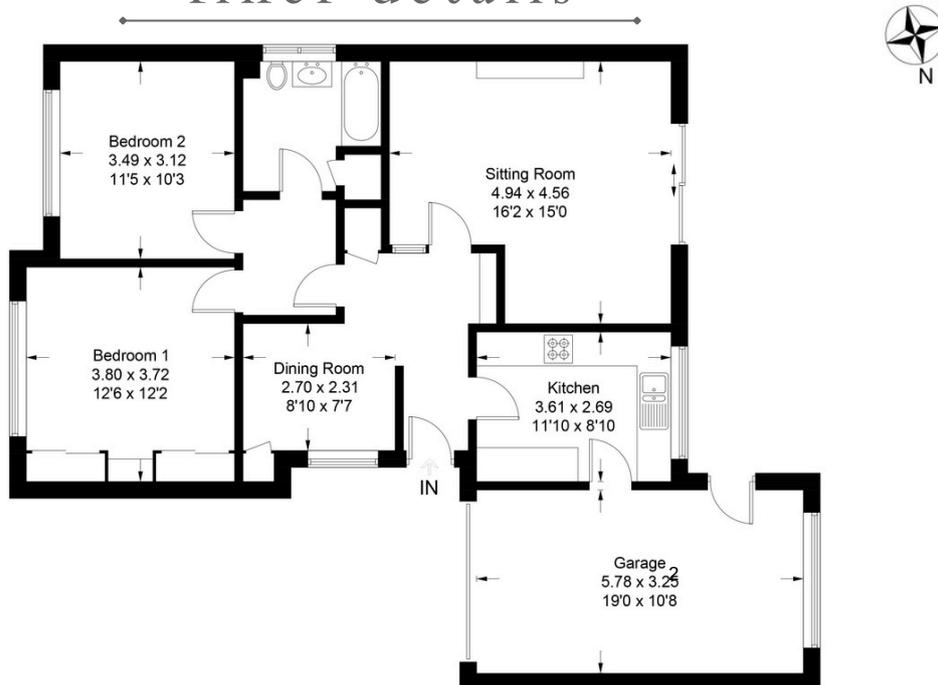
The Vale of Belvoir is on the borders of Leicestershire, Lincolnshire and Nottingham and is home to Belvoir Castle and estate, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10 minute drive away.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details



Approximate Gross Internal Area:
101.1 sq m / 1088 sq ft (including garage)

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas heating system with combination boiler. None of the services or appliances have been tested by the agent.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 70 | C
EPC potential: 78 | C



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