

HoldenCopley

PREPARE TO BE MOVED

Brownhill Close, Cropwell Bishop, Nottinghamshire NG12 3DN

Guide Price £425,000 - £475,000

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GUIDE PRICE £425,000-£450,000

SPACIOUS FAMILY HOME IN A SOUGHT-AFTER VILLAGE...

This four-bedroom extended detached house offers a spacious and modern family home, ideally located in the highly sought-after village of Cropwell Bishop. The area provides easy access to a range of local amenities, including shops, popular eateries, excellent schools, and convenient commuting links. The ground floor features an entrance hall leading to a cosy bay-fronted reception room, along with an impressive open-plan living area that forms the heart of the home. This space includes a contemporary kitchen with designated living and dining areas, complemented by bi-fold doors opening onto the rear garden. A useful utility room and a ground-floor W/C complete the layout. Upstairs, there are four comfortable bedrooms, with the main bedroom benefiting from its own en-suite. The remaining bedrooms are served by a modern family bathroom. Outside, the property enjoys a driveway providing ample off-road parking and access to a garage offering additional storage. To the rear, the private garden features a lawn and a patio seating area, perfect for family time or entertaining guests.

MUST BE VIEWED!





- Extended Detached House
- Four Bedrooms
- Bay-Fronted Reception Room
- Open-Plan Living Area
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'0" x 6'11" (max) (3.97m x 2.12m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard and a single composite door providing access into the accommodation.

Living Room

15'2" x 12'8" (max) (4.63m x 3.87m (max))

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Open Plan Living

29'3" x 17'8" (max) (8.94m x 5.41m (max))

The kitchen is fitted with a range of modern base units and a feature breakfast bar island with coordinating worktops. Appliances include an integrated microwave, warming drawer, two ovens, a gas ring hob with extractor fan, and space for an American-style fridge freezer. The room is finished with LED plinth lighting, recessed spotlights, laminate wood-effect flooring with underfloor heating, and a UPVC double-glazed window overlooking the rear.

The spacious living area continues the laminate wood-effect flooring with underfloor heating and recessed spotlights, with bi-fold doors opening out to the rear garden.

Utility Room

8'5" x 6'1" (2.59m x 1.86m)

The utility room has a range of base units with worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine and tumble dryer, recessed spotlights and laminate wood-effect flooring with underfloor heating.

W/C

8'2" x 2'11" (2.51m x 0.90m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, fitted cupboards, recessed spotlights, an extractor fan and laminate wood-effect flooring with underfloor heating.

FIRST FLOOR

Landing

12'8" x 8'7" (3.87m x 2.63m)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

12'11" x 12'9" (max) (3.95m x 3.91m (max))

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front.

En-Suite

8'6" x 7'0" (2.61m x 2.14m)

The en-suite is fitted with a low-level dual flush W/C, pedestal wash basin, and a shower enclosure with both an overhead rainfall shower and handheld attachment. There are fitted storage cupboards, a wall-mounted electric shaving point, and a heated towel rail. The room has partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'8" x 8'8" (3.26m x 2.66m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'2" x 8'5" (3.11m x 2.59m)

The third bedroom has carpeted flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Four

8'6" x 8'5" (max) (2.60m x 2.59m (max))

The bedroom has carpeted flooring, a radiator and UPVC double-glazed window to the rear elevation.

Bathroom

8'10" x 5'6" (2.70m x 1.70m)

The bathroom includes a low-level dual flush W/C, a pedestal wash basin, and a panelled bath with an electric shower fixture. Additional features include partially tiled walls, tiled flooring, recessed spotlights, a heated towel rail, an extractor fan, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage for parking, courtesy lighting and gated access to the rear garden.

Garage

8'9" x 5'6" (2.67m x 1.70m)

The garage provides ample storage space, courtesy lighting, and an electric roller door.

Rear

To the rear of the property is a private enclosed garden with a large paved patio area, a lawn and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 62Mbps & Highest upload speed at 14Mbps

Phone Signal – Some coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

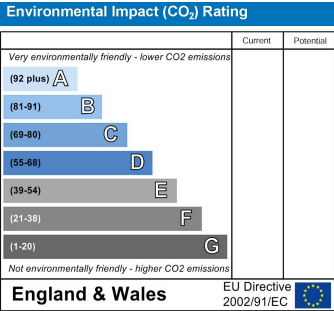
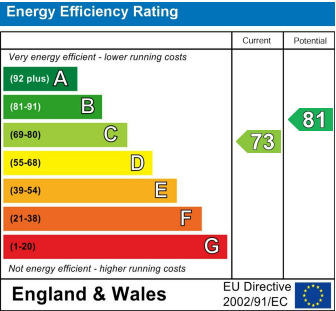
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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