



Stockwell Lane
Cropwell Bishop, Nottingham NG12 3BX

A STUNNING NEW FOUR/FIVE BEDROOM
HOME FOR SALE!

Offers In The Region Of £975,000 Freehold



Robert Ellis Estate Agents are delighted to present this impressive detached family residence, positioned on Stockwell Lane in the highly sought-after village of Cropwell Bishop. Offering substantial and versatile accommodation finished to a high standard, this fantastic home is perfectly suited to modern family living and entertaining.

At the heart of the property is the superb open-plan living kitchen diner, extending over 32ft and providing an exceptional social space. Bi-folding doors open directly onto the rear garden, creating a seamless connection between the house and outside space. A separate living room offers somewhere to relax, while the additional snug provides excellent flexibility and could alternatively be utilised as a fifth bedroom if required. The ground floor further benefits from underfloor heating throughout and is completed by a utility room, WC, plant room and boiler room.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with its own stylish en-suite. The remaining bedrooms are served by a Jack and Jill shower room and a separate family bathroom, providing excellent facilities for family life.

Outside, the property continues to impress with a spacious driveway providing ample off-road parking together with a two-car carport. To the rear is an enclosed garden featuring a porcelain tiled patio and lawn, offering plenty of space for outdoor dining, entertaining and family life.

Situated in the desirable village of Cropwell Bishop, this exceptional home combines generous and flexible accommodation with an attractive village setting, while remaining within easy reach of local amenities, schools and surrounding countryside. An early viewing is highly recommended to fully appreciate the space, specification and versatility this outstanding family home has to offer.



Entrance Hallway

Composite entrance door to the front elevation, doors leading off to:

Plant Room

Utility Room

11'84 x 9'43 approx (3.35m x 2.74m approx)

Composite door to the side elevation, doors leading off to:

Downstairs WC

5'2 x 2'15 approx (1.57m x 0.61m approx)

Tiled splashbacks, WC, UPVC double glazed window to the side elevation.

Boiler Room

Living Kitchen Diner

32'77 x 22'1 approx (9.75m x 6.73m approx)

UPVC double glazed bi-folding doors to the rear elevation, UPVC double glazed windows to the side and rear elevations, wooden sliding door giving access to the separate living room.

Living Room

14'5" x 11'5" approx (4.4 x 3.5 approx)

Wall mounted radiator, UPVC double glazed windows to the front elevation, recessed spotlights to the ceiling.

Snug/Bedroom Five

11'5" x 10'9" approx (3.5 x 3.3 approx)

UPVC double glazed window to the side elevation, recessed spotlights to the ceiling.

First Floor Landing

Bedroom One

17'72 x 15'07 approx (5.18m x 4.75m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, door leading through to the en-suite.

En-Suite

9'29 x 5'48 approx (2.74m x 1.52m approx)

WC, heated towel rail, UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap, shower enclosure with mains fed rain fall shower over, tiling to the walls, tiled flooring.

Bedroom Two

14'43 x 12'33 approx (4.27m x 3.66m approx)

UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator, door to jack and jill bathroom.

Bedroom Three

10'99 x 13'72 approx (3.05m x 3.96m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

Jack and Gill Bathroom

5'44 x 9'43 approx (1.52m x 2.74m approx)

Tiled flooring, tiling to the walls, shower enclosure with rain fall shower over, UPVC double glazed window, heated towel rail.

Family Bathroom

6'72 x 8'72 approx (1.83m x 2.44m approx)

UPVC double glazed window to the rear elevation, tiled flooring, tiling to the walls, panelled bath with mixer tap, vanity wash hand basin with mixer tap, heated towel rail, shower enclosure with mains fed rainfall shower over, recessed spotlights to the ceiling

Outside

Front of Property

To the front of the property there is a spacious driveway providing off the road parking and a carport for two cars.

Rear of Property

To the rear of the property there is an enclosed rear garden with porcelain tiles, garden laid to lawn, fencing to the boundaries.

Agents Notes: Additional Information

Local Authority: Rushcliffe

Electricity: Mains supply

Water: Mains supply

Heating: Air Source

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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 details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.