



**Smiths Close, Cropwell Bishop**  
Nottingham, Nottinghamshire, NG12 3DU



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£395,000**

Offered to the market is this Four Bedroom, Detached Family Home. Located down a peaceful cul-de-sac within the desirable Village of Cropwell Bishop enjoying an array of local amenities, doctors and popular school catchments. Situated on a good plot this property could be extended STP and has accommodation comprising: Entrance Hall, W.C. Kitchen, Living Room opening to the Dining Room, Four Bedrooms, Family Bathroom, Detached Garage, front and rear Garden and two separate driveways to the front elevation providing off street parking. Council Tax Band - D. EPC Rating - C. Freehold. No Upward Chain.



### Entrance

UPVC double glazed front door, stairs rising to the first floor and doors to the Ground Floor W.C., Living Room and Kitchen.

### Ground Floor W.C.

Fitted with a two piece suite comprising W.C. and wash basin set into a vanity storage unit, uPVC double glazed window to the side elevation and wood effect flooring.

### Kitchen

**12'5" x 7'11" (3.80 x 2.42)**

Fitted with a contemporary range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine and further under counter appliance, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, contemporary wood effect flooring, built-in cupboard, uPVC double glazed window to the side elevation, uPVC double glazed door and window to the Rear Garden and door into Dining Room.

### Living Room

**13'0" x 13'10" (3.97 x 4.24)**

A light and bright reception room with large UPVC double glazed window to the front elevation, feature fireplace, television point and opening through to the Dining Room.

### Dining Room

**12'0" max x 11'11" max (3.68 max x 3.65 max)**

Large double glazed patio doors to the Rear Garden.

### Landing

UPVC double glazed window to the side elevation, doors to the Bedroom and Bathroom accommodation and cupboard housing the gas central heating boiler.

### Bedroom One

**14'4" max x 10'6" max (4.39 max x 3.21 max)**

UPVC double glazed window to the front elevation.

### Bedroom Two

**10'8" max x 13'1" max (3.26 max x 4.00 max)**

UPVC double glazed window to the rear elevation.

### Bedroom Three

**7'4" x 9'4" (2.26 x 2.87)**

UPVC double glazed window to the rear elevation.

### Bedroom Four

**10'11" max x 9'4" max (3.35 max x 2.87 max)**

L-Shaped with uPVC double glazed window to the front elevation and built-in cupboard.

### Family Bathroom

**6'6" x 6'1" (2 x 1.87)**

Fitted with a three piece white suite comprising: W.C. and wash basin set into a vanity storage units and shaped panel bath with shower over. UPVC double glazed window to the side elevation, heated towel rail, wood effect flooring and tiling to all walls.

### Garage

Garage door to the front, light and power.

### Rear Garden

There is a patio area ideal for entertaining and alfresco dining, raised gravel area, shaped lawn and pedestrian access to the front.

### Outside to the Front

There is a front garden laid to lawn and two separate driveways providing off street parking.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

High risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note



Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC



