

# SUPERIOR HOMES

## ROYSTON & LUND





# 8 Springfield Close

Cropwell Bishop | NG12 3GJ

Guide Price £725,000

Nestled in the quiet setting of Springfield Close, Cropwell Bishop, this stunning detached house offers an exceptional living experience. Spanning an impressive 2,550 square feet, the property is immaculately presented and boasts a superb end-of-cul-de-sac location, ensuring both privacy and peace.

Upon entering, you are greeted by an entrance hall leading you into the inner hallway granting you access to the main reception rooms and utility space. The heart of the home is a large open-plan kitchen family room with island, which features high-quality fixtures and fittings and integrated appliances, creating a warm and inviting atmosphere, with skylight and bifold doors to the sitting area creating a seamless connection to the rear garden. This space is ideal for both casual dining and gatherings, making it a versatile space for all occasions. Adjoined to the kitchen family room is an additional dining room and the ground floor boasts of a further generous size living room with opening leading to an office nook which has bifolds to the rear garden. In completing the ground floor there is a downstairs WC and plenty of storage space.

To the first floor there are 5 well proportioned double bedrooms which both have access to high quality bathrooms, the main bedroom having access to its own walk in wardrobe and ensuite bathroom. Bedrooms two, three and four also boast of built in wardrobes.

The house has been gloriously extended, enhancing its living space while maintaining a consistent flow throughout. Outside, the ample off-street parking is a significant advantage with a double garage, allowing for easy access and convenience. To the rear garden there is a glorious granite patio providing outdoor seating for those summer months.







- GUIDE PRICE £725,000
- Stunning Extended Detached Family Home with Five Well Proportioned Double Bedrooms
- Immaculately Presented throughout With The Opportunity To Put Your Own Stamp On Things
- Open Plan Living Kitchen with integrated Kitchen Appliances With High Quality Fixtures And Fittings
- Ample Off Street Parking With Driveway And Integral Double Garage
- Ensuites, Family Bathrooms, Walk In And Built In Wardrobes
- Excellent Transport Links To The Surrounding Villages And The A46
- Council Tax E , EPC C
- Quartz Kitchen Worktops and Brand New UPVC Windows Throughout
- Water Fed Underfloor Heating System

















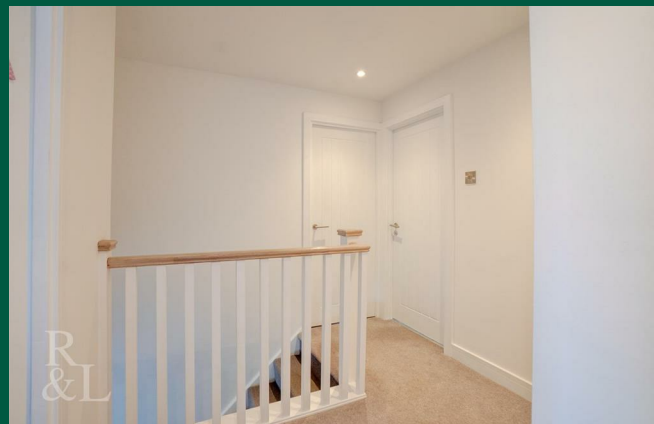
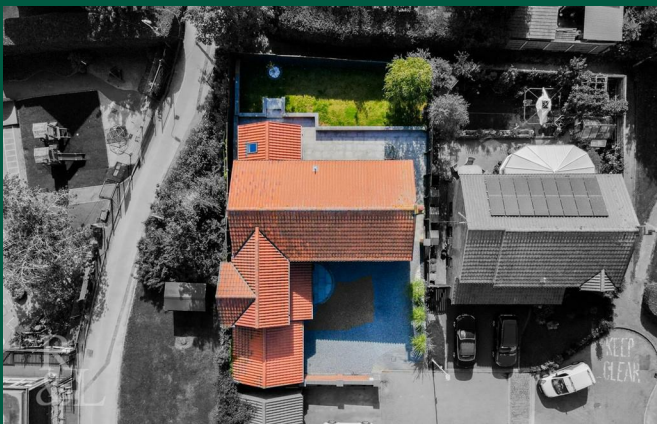
Cropwell Bishop village is a popular residential village home to the Cropwell Bishop Creamery, a producer of famous Stilton cheese, Situated approximately 8 miles to the South of Nottingham City Centre situated in the beautiful surroundings of The Vale of Belvoir, Nottinghamshire,

Cropwell Bishop offers a good range of amenities for a village, including a primary school, GP surgery, two pubs, co-op supermarket and post office and a village convenience store, a butcher, hairdressers, and beauty salons. For leisure and community events, the village has a Memorial Hall with playing fields and two churches. Other services available include a youth club,

For those who appreciate the outdoors, the surrounding area offers delightful countryside walks, along the Grantham Canal adding to the village's scenic appeal, offering pleasant walking routes.

Furthermore, excellent transport links ensure that you are well-connected to nearby amenities and the wider Nottingham area. Well positioned for the A46, A52 and Nottingham. With good access to Newark and Grantham for the East Coast Main Line, offering direct services to major destinations like London King's Cross and Newcastle

Key landmarks include the 13th-century St. Giles' Church and the local village hall, which serves as a hub for community activities and events. The Grantham Canal, passing nearby,



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