



3 Carpenters Close,
Cropwell Butler, NG12 3AT

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**** GUIDE PRICE £400,000 TO £425,000 ****

Offered to the market with no upward chain, this detached home has been thoughtfully modernised by the current owners, and provides spacious accommodation that will suit a busy family.

The accommodation is arranged over two floors and includes; a welcoming entrance hallway, a recently refitted kitchen, a dining room/family room, a dual aspect living room, a large conservatory, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four good size bedrooms, and the four piece family bathroom.

The property has been recently re-wired and re-plastered, and benefits from gas central heating with newly installed radiators, double glazing, new hard wood flooring and high quality carpets throughout, along with attractive oak internal doors. Externally there is a well maintained garden to the rear, a further shrub garden to the front, and a block paved driveway plus a detached double garage providing off road parking.

The property is situated in the picturesque village of Cropwell Butler, in the sought after Vale of Belvoir. Surrounded by attractive countryside, the village has a charming country pub, and lies within easy reach of neighbouring villages, including Radcliffe-on-Trent, along with the popular market town of Bingham, plus Nottingham and Leicester, via main road routes.

Early viewing is essential.

Guide Price £400,000 to £425,000





ACCOMMODATION

The wood entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a large under stairs storage cupboard, and doors opening into the kitchen, the dining room/family room, the dual aspect living room, and the ground floor cloakroom/wc.

The recently refitted kitchen has a range of handleless (matte) wall, drawer and base units, square edge work surfaces and matching upstands, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, plus an electric fan assisted oven, and a gas hob with an extractor hood over. There are windows to the rear and side, and a UPVC door opening to the side.

The ground floor cloakroom/wc has a wash hand basin with a vanity cupboard beneath, and a low flush wc. There is a heated towel rail here.

The dining room/family room has a window to the rear and provides a versatile space.

The spacious dual aspect living room has windows to the front and side, a gas fire set in a white surround, and French doors opening to the conservatory.

Of hardwood construction with a quarter height wall, the conservatory has a radiator, hard wood flooring, and French doors opening to the garden.

On reaching the first floor, the landing has a window to the front, an airing cupboard, a loft access hatch (with drop down ladder giving access to the partially boarded loft space above), and doors opening into all four bedrooms, and the family bathroom.

Bedrooms one and two are double in size, and both overlook the rear.

Bedroom three is also double in size, and overlooks the front.

Bedroom four is single in size, and overlooks the rear.

Completing the accommodation, the refitted family bathroom has a four piece suite comprising: a panelled bath, a corner shower enclosure with an electric shower, a wash hand basin with a vanity cupboard beneath, and a low flush wc. There is a large opaque window to the front, and a heated towel rail.

OUTSIDE

The block paved driveway at the front of the property provides off road parking, and gives access in turn to the entrance door (with a porch light, and a security light), and to the DETACHED DOUBLE GARAGE (with wooden double doors, and power and light connected). There is an attractive pebbled garden adjacent, with a shrubbery and an established tree. A timber gated pathway leads to the side and rear.

The well maintained rear garden has attractive hedged and walled boundaries, and includes a large shaped lawn, a patio seating area, a rockery area, and established shrubs and trees.

At the side of the property there is an additional patio seating area, an external tap and an external light.

Access For Neighbouring Property

Interested parties should note that a small area of the driveway has to be used by the neighbouring property for access purposes only.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,064.70.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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		
	72	81
England & Wales	EU Directive 2002/91/EC	



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