



13 Hall Drive,  
Cropwell Bishop, NG12 3DT



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\*\*\*\*GUIDE PRICE £250,000 TO £260,000\*\*\*\*

This semi detached family home provides spacious accommodation arranged over two floors including: an entrance hallway, a living/dining room with French doors opening into a Palmers conservatory, plus a fitted kitchen, and a utility porch on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom (currently used as an office), and the fitted bathroom.

Benefiting from gas central heating, UPVC double glazing, and a security alarm, the property has a low maintenance north facing garden to the rear, an attractive garden area to the front, plus a block paved driveway providing off road parking for one car.

Occupying a pleasant cul-de-sac position within the popular Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of main road routes and local transport links, and facilities including a doctors surgery, a church, a primary school, village shops, a creamery, and public houses.

Viewing is recommended.

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## ACCOMMODATION

The UPVC entrance doors opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the kitchen, and the living room.

The kitchen has a range of Shaker style wall, drawer and base units in cream, roll edge work surfaces, an integrated dishwasher, plus a double fan assisted oven, and an electric hob with an extractor hood over. There is a large PANTRY cupboard, and open access to the utility porch at the rear. The utility porch has a roll edge work surface, shelving, space and plumbing for a washing machine, space for a tall fridge/freeze, and space for hanging coats.

The living room has a window to the front, a feature gas fire with a brick surround, and an open archway to the dining area. The spacious dining area has a door into the kitchen, and French doors opening to the conservatory.

The Palmers constructed conservatory has a radiator, UPVC windows to two sides, and French doors opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a loft access hatch, and doors opening to all three bedrooms, and the family bathroom.

Fully tiled, the family bathroom has a three piece suite in white comprising; a panelled bath with an electric MIRA shower and a glazed screen over, a pedestal wash hand basin, and a wc. There is a heated towel rail.

Bedroom one is double in size, overlooks the front, and has wardrobes with sliding mirrored doors. The Ideal boiler is housed in a shelved cupboard here.

Also double in size, bedroom two overlooks the rear, and has exposed floor boards. (Freestanding pine wardrobes in this room could be included in the sale, subject to offer and requirements).

Completing the accommodation, bedroom three is single in size. Currently used as an office, this bedroom overlooks the front, and has an over stairs storage cupboard.

## OUTSIDE

At the front of the property, there is a shrub garden, and a pathway leading to the entrance door.

The block paved driveway provides off road parking for one vehicle. There is a storage shed here, and access to the rear garden.

North facing, the rear garden includes a patio seating area, an artificial lawned area, and shrub beds. With walled and timber fenced boundaries, the garden has an external tap, and an external light.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,029.53.

## Referral Arrangement Note

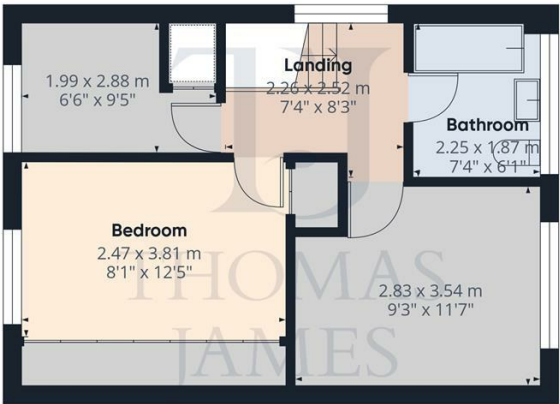
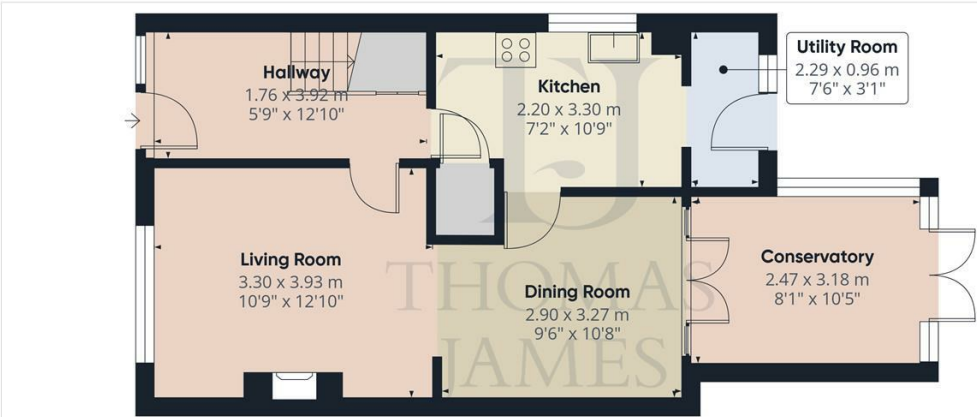
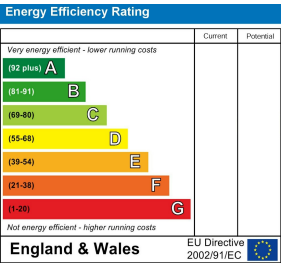
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Approximate total area<sup>(1)</sup>  
83.2 m<sup>2</sup>  
896 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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