



3 Kerrs Walk,  
Cropwell Bishop, NG12 3SD

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Thomas James are delighted to offer this modern mews style cottage to the market.

This attractive home provides accommodation including: an entrance hallway, a dual aspect living room with French doors opening to the rear garden, an open plan dining kitchen, a utility area, and a cloakroom/wc on the ground floor, with double two bedrooms (both en-suite) on the first floor.

Benefiting from UPVC double glazed country style windows, and gas central heating, the property has an enclosed south facing garden, and two allocated car parking spaces in the private car parking area.

Situated in a peaceful position, set away from the road, in a charming row of cottage homes, the property is close to the heart of the highly regarded Vale of Belvoir village of Cropwell Bishop. The village has an excellent facilities including a doctors surgery, a church, a primary school, village shops, a creamery, public houses, and countryside walks. Main road routes and local transport links give access to neighbouring villages including Cotgrave and Bingham, and to the A46.

Early viewing is recommended.

£230,000





## ACCOMMODATION

The canopied entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a cloaks cupboard, and doors into the living room, and the dining kitchen.

The dual aspect living room has a window to the front, a contemporary wall mounted electric fire, and French doors opening to the rear garden.

Also dual aspect, the dining kitchen has a range of matching wall, drawer and base units in cream, roll edge work surfaces, space and plumbing for a washing machine, plus integrated appliances including; a slimline dishwasher, a fan assisted electric oven, and a gas hob. The wall mounted combination boiler is housed in a cupboard here, and there are windows to the front and rear, along with open access to the utility area.

The utility area has space for an American fridge/freezer, a door into the ground floor cloakroom/wc, and a door opening to the garden.

The ground floor cloakroom/wc has a pedestal wash hand basin, and a wc. There is an opaque window to the rear.

On reaching the first floor, the landing has a window to the rear, a useful storage cupboard, a loft access hatch (giving access to the boarded loft space above), and doors into both double bedrooms.

Bedroom one is dual aspect, with windows to the front and rear, built in wardrobes, and a door to the en-suite shower room. The en-suite shower room has a shower enclosure, a wash hand basin, and a wc. There is half height tiling to the walls.

Bedroom two has a window to the rear, fitted wardrobes with mirrored sliding doors, and a door into the en-suite bathroom. The en-suite bathroom has a panelled bath with a shower over, a pedestal wash hand basin, and a wc. There is an opaque window to the front, and half height tiling to the walls.

## OUTSIDE

The mews cottages are accessed via a pedestrian pathway at the front. Directly from this pathway, the property has a canopied entrance door with a porch light.

At the rear of the property, the south facing rear garden includes; a patio seating area, a shaped lawn, and shrub beds. Timber fence enclosed, the garden has an external tap, an external light, and timber gated access off to the rear. From here, a pathway leads to the private parking area.

The property has two allocated car parking spaces in the private parking area.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,109.44.

## Referral Arrangement Note

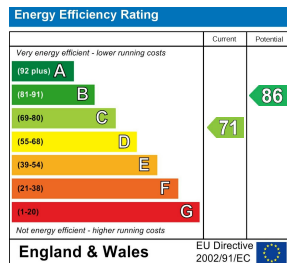
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## MONEY LAUNDERING

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