



43 Cooper Close,
Cropwell Bishop, NG12 3DL

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Thomas James are delighted to offer this extended semi detached home to the market.

The property provides spacious and well presented accommodation arranged over two floors including: an entrance porch, a living room, a separate dining room with French doors opening to the rear garden, plus a fitted kitchen on the ground floor, with the first floor landing giving access to three good size bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, and gas central heating, the property has a privately enclosed west facing garden to the rear, a low maintenance garden to the front, plus a driveway providing off road parking.

Situated in a sought after cul-de-sac within the picturesque Vale of Belvoir village of Cropwell Bishop, the property is within easy reach of 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.

Viewing is recommended.

£265,000





ACCOMMODATION

The composite entrance door opens into the entrance porch. The entrance porch has a full height window to the front, a built in door mat, and a door leading into the living room.

The living room has a large window to the front which allows plenty of natural light into the room, herring bone style flooring, an electric stove with a wood mantle over, an under stairs storage cupboard, and a door leading into the dining room.

The dining room has stairs rising to the first floor, solid wood flooring, a glass panelled door leading into the kitchen, a window to the rear, and French doors opening out to the garden.

The kitchen has a range of Shaker style wall, drawer and base units, roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for an American fridge/freezer, plus a Smeg gas oven, and a gas hob. There is a window to the rear, and UPVC doors opening to both the front and rear.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above, which also houses the combination boiler), and doors into all three bedrooms, and the family bathroom.

Bedroom one is a good size double, with a large window to the front, and wardrobes with mirrored sliding doors (available within the sale of the property).

The family bathroom has a panelled bath with a hand held shower over, a wash hand basin, and a wc. There is tiling to the walls, and a useful over stairs storage cupboard.

Bedroom two has a large window to the rear.

Bedroom three completes the accommodation, and has a window to the front.

OUTSIDE

The driveway at the front of the property provides off road parking. There is a low maintenance pebbled garden adjacent, an established tree, and a pathway leading to the entrance door.

The west facing rear garden includes; two patio seating areas, a shaped lawn, and shrub beds. Privately enclosed by timber screen fencing, the garden has an external light, an external tap, and houses a timber storage shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,109.44.

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.

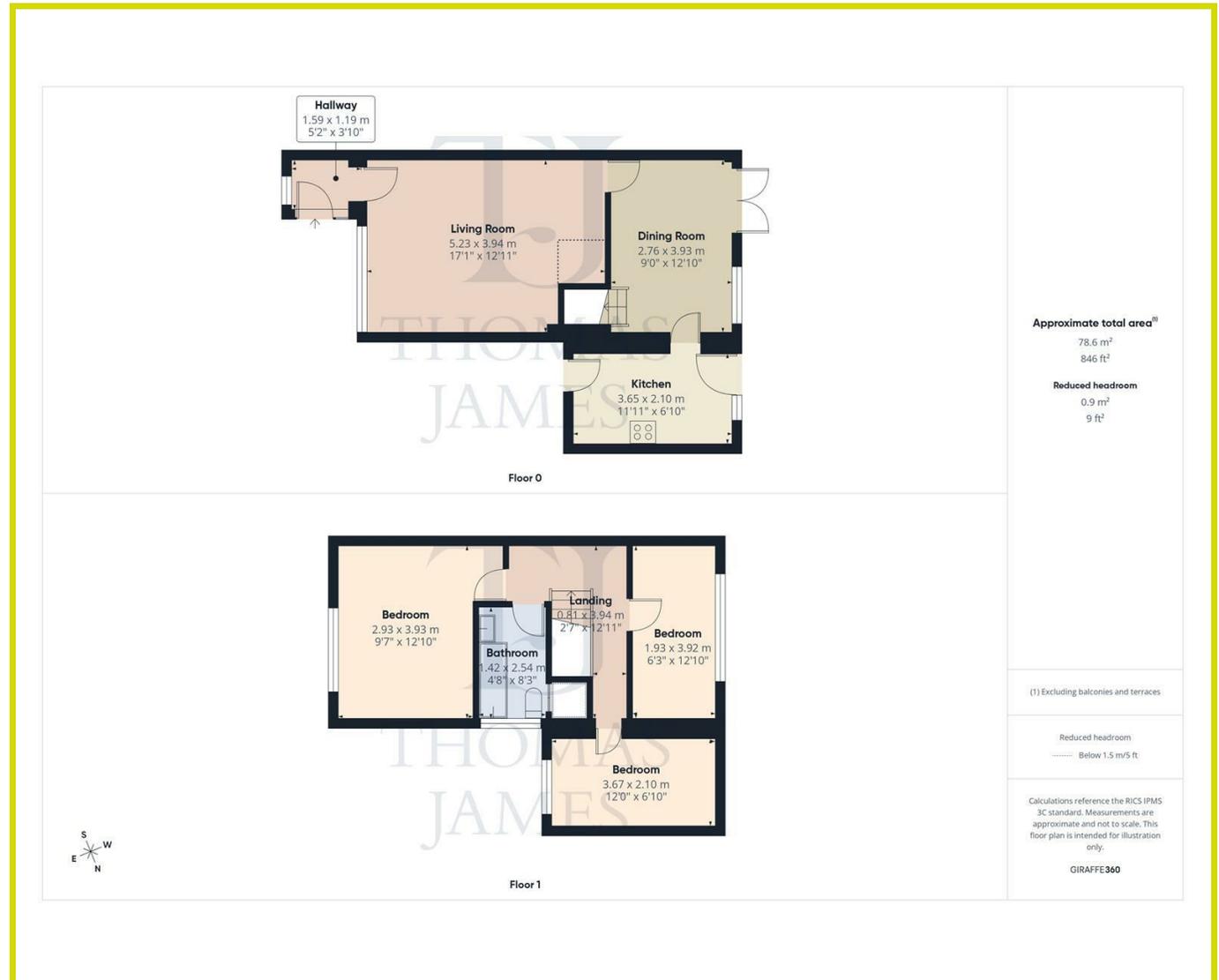
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MONEY LAUNDERING

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			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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