



83 Hoe View Road,
Cropwell Bishop, NG12 3DJ

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Thomas James are delighted to offer this extended, and immaculately well presented, detached family home to the market.

The property provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a dining kitchen, a living room, a snug/family room, a garden room, a utility room, and a fifth bedroom with an en-suite shower room on the ground floor, with the first floor landing giving access to four bedrooms (master with a walk in wardrobe, and an en-suite shower room), and the family bathroom.

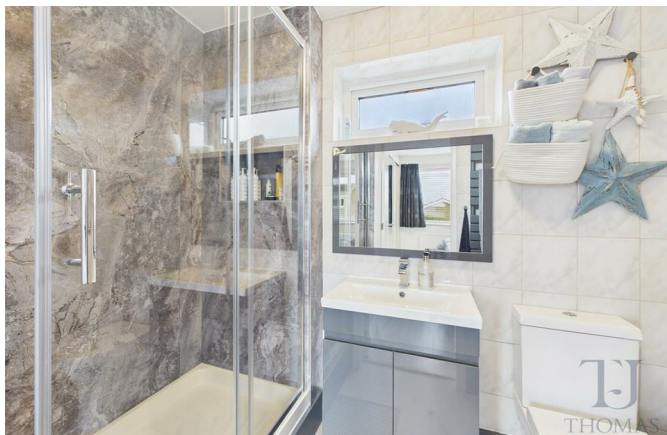
Benefiting from gas central heating, UPVC double glazing, and a security alarm, the property occupies a good size corner plot, with gardens to the side and rear complete with large timber cabin and workshop, plus a driveway providing off road parking for a number of vehicles at the front.

Situated in 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.

Early viewing is highly recommended.

Guide Price £475,000





ACCOMMODATION

The solid core composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, useful fitted under stairs storage with an additional cloak cupboard, a security alarm panel, and doors into the fifth bedroom, and the dining kitchen.

The dining kitchen has a range of high quality Shaker style wall, drawer and base units in ivory, square edge work surfaces, a sunken one and a half bowl sink unit with an instant boiler water/filter tap over, space for a large fridge/freezer, and integrated appliances including a dishwasher, an electric fan oven, and an electric ceramic hob with a premium extractor hood over. There is an attractive bay window to the rear, ample space for a dining table and chairs, a door opening to the utility room, open access to the snug/family room, bi-fold doors leading into the garden room, and door opening to the living room.

The bright and spacious living room has a window to the front, and patio doors opening to the garden room.

The garden room has a quarter height wall, UPVC windows overlooking the garden, a Guardian solid roof, a radiator, and French doors opening to the garden.

The snug/family room has a bay window to the front, and built in storage units.

The utility room offers generous space has base and wall units, a sink and drainer unit, space and plumbing for a washing machine, a tumble dryer and space for a fridge/freezer. The Baxi boiler is housed here, there is a window to the rear, and a composite door opening out.

Converted from the original garage, bedroom five has a stunning vaulted ceiling feature and separate loft storage space over the shower room. It has an en-suite shower room with a shower, a wash hand basin, and a wc.

On reaching the first floor, the landing has fitted wardrobes with sliding doors, a loft access hatch, and doors into three double bedrooms, a single bedroom, and the family bathroom.

The master bedroom is double in size, overlooks the front, and has fitted wardrobes, a walk in wardrobe, and a recently refitted high quality en-suite shower room.

There are two further double bedrooms, one overlooking the front, and one overlooking the rear. Both have fitted wardrobes.

The single bedroom overlooks the front, and has fitted cabin bed, wardrobes and desk space.

Completing the accommodation, the family bathroom has a corner bath with an electric shower over, a wash hand basin with a vanity cupboard under, and a wc.

OUTSIDE

The property occupies a good size corner plot. The block paved driveway at the front provides off road parking for a number of vehicles, to the front of the converted garage is a section for wheelie bin storage and there is gated pedestrian access at both sides, leading to the rear.

Landscaped and carefully maintained by the current owner, the gardens include two patio seating areas, shaped lawns, well stocked mature shrub and flower borders and beds, a pretty water feature, and established trees. Timber fence enclosed, the gardens houses a TIMBER CABIN (With power and lighting, and insulation. Currently used as a gym, would also lend itself to use as an office), and a TIMBER WORKSHOP (With power and lighting, insulation, and a work bench).

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,319.47.

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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

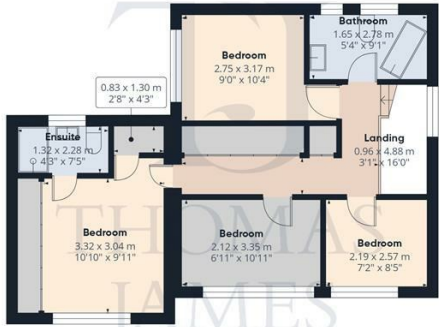
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Floor 0 Building 1



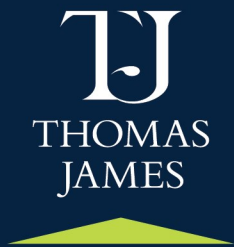
Floor 1 Building 1

Approximate total area⁽¹⁾
137.1 m²
1474 ft²

(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.

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