

66 Hoe View Road

CROPWELL BISHOP

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CROPWELL BISHOP, NOTTINGHAMSHIRE, NG12 3DF

This superbly presented, extended three-bedroom semi-detached family home offers a wonderful balance of stylish interior spaces, practical layout, and superb outdoor amenities. The property has been significantly improved by the current owners, including a thoughtfully designed side extension and the installation of a modern kitchen just three years ago.

Situated in a sought-after residential area, the property benefits from generous gated off-street parking for up to three vehicles, a fully powered garden office, a large external storage shed, and a beautifully landscaped low-maintenance rear garden with extensive patio seating areas.

Internally, the accommodation includes two reception rooms, a contemporary kitchen, three bedrooms, a family bathroom, and a downstairs cloakroom.





welcome home

A welcoming entrance hall sits at the heart of the home, with the staircase rising directly ahead and doors leading to the principal ground floor rooms. Immediately to the left is a useful downstairs cloakroom fitted with a WC and wash hand basin.

To the right, the main sitting and dining room is a bright and well-proportioned dual-aspect space. A large window to the front and patio doors to the rear fill the room with natural light, while the sitting area is centred around an attractive electric fire set within a wooden surround, with a stone back and hearth creating a warm and inviting focal point.







To the left of the hallway, the kitchen has been beautifully refitted as part of the recent extension and is now the heart of the home. Laid with durable LVT flooring, the kitchen is equipped with a range of sleek grey shaker-style cabinets with copper handles and warm wood-effect worktops. Eye-catching blue tile backsplashes add colour and character. Integrated appliances include a Kenwood dishwasher and a NEFF five-ring induction hob with extractor above, as well as a NEFF double oven. The Samsung American-style fridge freezer adds further practicality. The one-and-a-half bowl composite sink is perfectly positioned beneath a window overlooking the rear garden. A tall unit houses a stacked washing machine and tumble dryer, available by separate negotiation. A breakfast bar provides additional preparation space and casual seating for three, making this an ideal space for family meals or entertaining.



The kitchen flows seamlessly into the extended sitting room, a versatile space that could serve as a formal dining room, snug, or home office. This room is flooded with light from the large front-facing window fitted with shutters, and a charming circular feature window. A contemporary media wall with integrated electric fire and TV mountings completes this stylish living area.

first floor

Stairs rise to the first floor landing, which leads to all three bedrooms and the family bathroom. The primary bedroom, located at the front of the property, is a well-proportioned double with fitted wardrobes and a useful walk-in wardrobe area, discreetly hidden behind a curtain.

The family bathroom is fully tiled and offers both a bath with shower head and a separate walk-in shower enclosure with rainfall and handheld shower fittings. A modern wash hand basin is set within a vanity unit, and a WC completes the room.

To the left of the house are two additional bedrooms, both spacious singles with ample room for ancillary bedroom furniture and ideal for children, guests, or a home office.





grounds & gardens

To the front of the property, a smart block-paved driveway provides secure gated parking for up to three vehicles with EV charging. Mature hedging adds privacy, and the drive leads to a well-proportioned shed offering excellent outdoor storage.

The rear garden has been thoughtfully designed for both low maintenance and enjoyment. A wide patio area directly behind the house is ideal for al fresco dining and entertaining, while a small astro-turfed section adds greenery without upkeep. Steps rise to a second patio area set beneath a large pergola, creating a cosy outdoor lounge or dining space. Mature planting along the fenced boundaries softens the setting and provides a sense of tranquillity.

To the right of the pergola is a fully powered timber outbuilding, currently used as a garden office. Equipped with electricity and lighting, this versatile space is perfect for remote working, hobbies, or creative pursuits.



local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

The Vale of Belvoir is on the borders of Leicestershire, Lincolnshire and Nottingham and is home to Belvoir Castle and estate, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10 minute drive away.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler fitted. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: A

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 73 | C

EPC potential: 84 | B

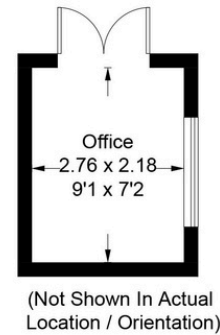
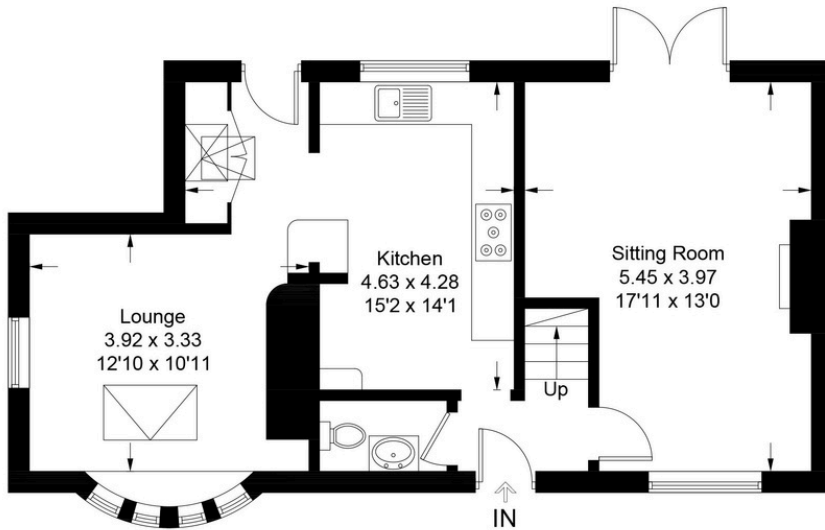


Floorplan

Approximate Gross Internal Area: 94.8 sq m / 1020 sq ft

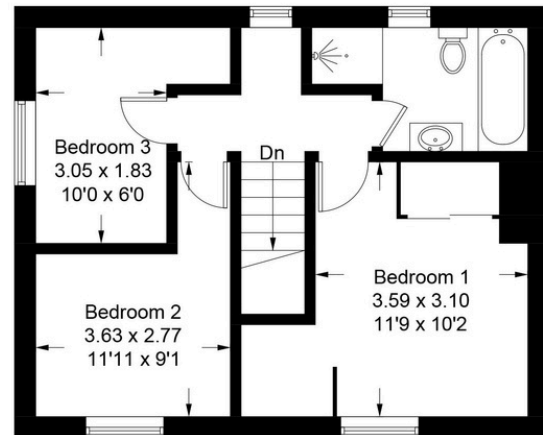
Outbuilding: 5.9 sq m / 63 sq ft

Total: 100.7 sq m / 1083 sq ft



Ground Floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



First Floor



Digby & Finch

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