



4 Walker Close

CROPWELL BISHOP

# 4 WALKER CLOSE

CROPWELL BISHOP, NOTTINGHAM, NG12 3RL

Offered for sale with no upward chain, this superb detached family home was erected by Bloor Homes in November 2022 and is presented in immaculate, turnkey condition. From its construction, the property benefitted from a number of premium design upgrades including Amtico flooring throughout the ground floor, oak internal doors and high-specification fitted kitchen appliances. The current owners have further enhanced the home with thoughtful and stylish improvements, such as bespoke handmade tiled splashbacks, upgraded light switches and professionally fitted office furniture.

The accommodation is well balanced and includes a spacious dining kitchen, an attractive sitting room and four bedrooms, complemented by a family bathroom and an ensuite to the principal bedroom. Externally, the property enjoys tandem driveway parking for at least two vehicles, a single garage and a well-proportioned rear garden.





The front door opens into a welcoming entrance hall, which provides access to the sitting room, dining kitchen and cloakroom, with stairs rising to the first floor. The hall is finished with beautiful Amtico flooring, which continues seamlessly into the dining kitchen and cloakroom. A particularly useful feature is the large utility cupboard discreetly concealed behind double oak doors, offering excellent storage alongside under-counter space for a washing machine and tumble dryer.

The sitting room is a well-proportioned and comfortably carpeted reception room located to the front of the property. A picture window allows plenty of natural light and enjoys an attractive outlook across the green space opposite the house, creating a calm and pleasant setting.



Occupying the full width of the rear of the property is the impressive dining kitchen, which is fitted with a range of navy modern shaker-style base and wall units, complemented by brushed steel handles and marble-effect work surfaces. Handmade tiled splashbacks add a bespoke and characterful finish. Integrated appliances include an AEG double oven, a large induction hob with extractor over, and a fitted fridge freezer. The kitchen is further enhanced by an inset composite one-and-a-half bowl sink with drainer and a stainless-steel mixer tap providing filtered water. French doors open directly onto the rear patio, ideal for indoor and outdoor entertaining, while the room comfortably accommodates both a dining table and a seating area.









Stairs rise to the first-floor landing, which provides access to four bedrooms and the family bathroom.

The principal bedroom is a well-appointed double room overlooking the rear garden and benefits from fitted sliding-door wardrobes. An ensuite shower room serves this bedroom and is fitted with a large tiled shower enclosure, a wash hand basin set within an upgraded vanity unit, a chrome towel radiator and a WC.

The second bedroom is located to the front of the property and is a generous double room currently arranged as an impressive home office. This room features high-quality Sharps fitted furniture, including two connected desks and a bookcase. The third and fourth bedrooms are both good-sized single rooms, presently used as a dressing room and a single bedroom respectively.

The family bathroom is finished to a high standard and comprises a fitted bath with separate tiled shower over, a wash hand basin with an upgraded vanity unit beneath, a chrome towel rail and a WC.





## grounds & gardens

To the front of the property is a neatly landscaped lawn with low-level shrubbery and a pathway leading to the front door.

To the side, a substantial tandem driveway provides off-road parking for at least two vehicles with a fast electric vehicle charging point. The drive leads to the single garage, which is equipped with power and lighting.

The rear garden is fully fenced and accessed via an upgraded side gate from the driveway. It is predominantly laid to lawn and features an extended patio area directly to the rear of the house, providing an excellent space for al fresco dining and outdoor entertaining.





## 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, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10 minute drive away.

The property sits between Nottingham and Grantham which both offer an excellent range of shopping, leisure, entertainment and recreational facilities as well as Rail links.

## 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:** D

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

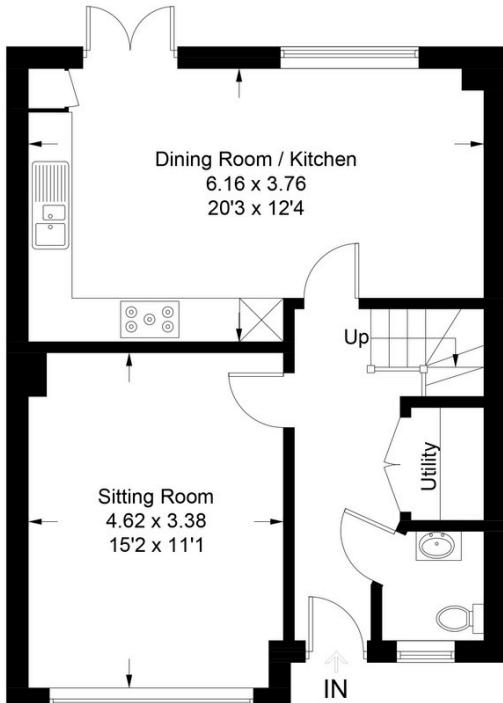
**EPC rating:** 84 | B

**EPC potential:** 94 | A

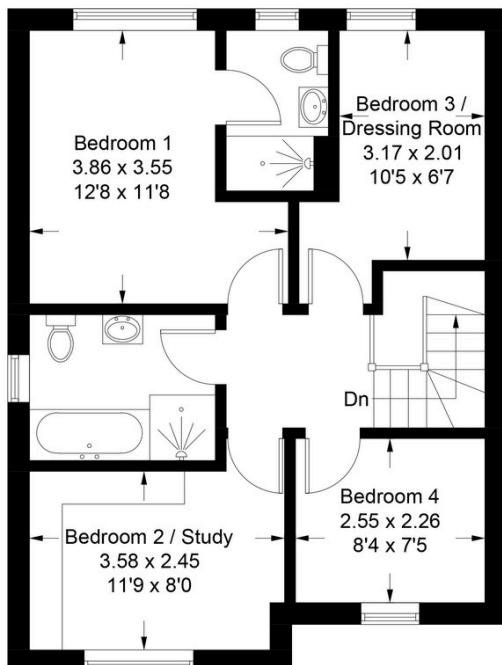
# finer details



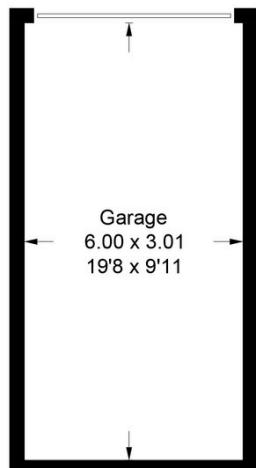
Approximate Gross Internal Area: 102.7 sq m / 1105 sq ft  
 Garage: 18.0 sq m / 194 sq ft  
 Total: 120.7 sq m / 1299 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

**Plans:** 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.



# Digby & Finch

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