

Kandalama Tithby Road, Cropwell Butler, Nottinghamshire, NG12 3AJ

Chain Free £525,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Generous Detached Chalet Style Home
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- Stunning 0.3 Acre Plot
- Highly Regarded Location
- In Region Of 1,900 Sq.Ft. Of Accommodation
- 2 Receptions
- Considerable Potential
- Considerable Parking & Garaging
- No Upward Chain

A fantastic opportunity to purchase a truly individual detached chalet style home which offers a versatile level of internal accommodation spanning two floors, lying in the region of 1,900 sq.ft. plus the addition of a garage and workshop. In addition the property occupies a stunning, established plot lying in the region of 0.3 of an acre and, subject to necessary consents, could offer further scope to expand the accommodation and look to create a truly individual and interesting family home.

Internally the property offers a considerable level of versatility with the ability to be utilised as a both single or two storey home with three double bedrooms and two bathrooms, one of the bedrooms occupying the ground floor.

In addition there are two reception rooms comprising a light and airy main sitting room benefitting from windows to three elevations and separate dining room. A fitted kitchen overlooks the rear garden. A useful utility and boiler room provide further functional space while to the first floor there are two double bedrooms and bathroom as well as a central, dual aspect, landing with full height skylights to the front with an aspect across to the opposing paddock. This creates an interesting space which would make an excellent reading or study area.

As well as the internal accommodation the property occupies a stunning plot on the fringes of this highly regarded and much requested village, set well back from the lane behind a generous frontage with ample off road parking and a substantial garage and workshop at the rear; delightful gardens are perfect for families or the keen gardener.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the current accommodation and location as well as the onward potential, particularly for those with a higher budget.

CROPWELL BUTLER

Cropwell Butler has a public house and village hall and is conveniently placed for both the A46 and A52. Further amenities are available in the adjacent village of Cropwell Bishop including primary school, local shops/post office, health centre, public houses and church with further facilities available in nearby Radcliffe on Trent and Bingham.

AN OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

20'7" x 7' (6.27m x 2.13m)

A well proportioned entrance hall having a dual aspect with windows to both front and rear; central spindle balustrade turning staircase rising to first floor landing above, useful under stairs alcove and storage cupboard, panel effect walls, part vaulted ceiling with inset skylights and further doors, in turn, leading to:

DINING ROOM

12' x 10'11" (3.66m x 3.33m)

A versatile reception space currently utilised as formal dining having window to the front and double doors leading through into:

SITTING ROOM

24' x 11'11" (7.32m x 3.63m)

A well proportioned light and airy reception benefitting from windows to three elevations including a pleasant aspect down the garden at the rear; the focal point of the room being exposed brick chimney breast with quarry tiled hearth, tiled back and inset solid fuel stove.

A further door leads through into:

KITCHEN

12' x 11' (3.66m x 3.35m)

The room having a pleasant aspect into the rear garden and also linking back into the main entrance hall. The kitchen is fitted with a generous range of wall, base and drawer units with glazed display cabinets creating an excellent level of storage; two runs of laminate work surfaces, one with inset sink and drain unit with swan neck mixer tap and tiled splash backs; integrated appliances include dishwasher and under counter fridge; space for free standing electric cooker, quarry tiled floor, window and exterior door into the garden.

Returning to the main entrance hall and, in turn, an inner hallway further doors lead to:

UTILITY ROOM

9'3" x 8'3" (2.82m x 2.51m)

Having fitted wall and base units including 3/4 high larder unit; tiled work surface with inset sink and drain unit with chrome mixer tap and a further doors leading to:

GROUND FLOOR CLOAK ROOM

5'5" x 2'7" (1.65m x 0.79m)

Having WC and obscured glazed window.

LAUNDRY/BOILER ROOM

6'8" x 6'3" (2.03m x 1.91m)

A useful space housing Worcester central heating boiler; plumbing for washing machine, space for tumble dryer and two external doors into the rear garden.

Returning to the inner hallway further doors lead to:

BEDROOM/RECEPTION
20' max into cupboards x 15'6" max into alcove (6.10m max into cupboards x 4.72m max into alcove)
A versatile, well proportioned, L shaped room which would make an excellent ground floor double bedroom or an additional reception; having a pleasant dual aspect with windows the front and side, chimney breast with feature electric fire, a run of built in furniture with shelving and cloaks hanging space.

GROUND FLOOR SHOWER ROOM
8'5" x 7'5" (2.57m x 2.26m)
Tastefully appointed with a contemporary suite comprising large shower enclosure with glass screen and wall mounted shower with Mira digital thermostat, close coupled WC and vanity unit providing useful storage with quartz effect vanity surface over and Utopia washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator and window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE STRIPPED PINE SPLIT LEVEL STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING
13' max into eaves x 14' (3.96m max into eaves x 4.27m)
A particularly light and airy space benefitting from a dual aspect with skylights to both the front and rear, potentially providing space for an office area; having attractive pitched ceiling, tongue and groove effect panelling and further doors in turn leading to:

BEDROOM 1
19'3" max x 12'11" max (5.87m max x 3.94m max)
A well proportioned double bedroom having built in wardrobes with overhead storage cupboards, access to under eaves, pitched ceiling and dual aspect with skylights to the rear and additional windows at the side.

BEDROOM 2
17' x 12'7" (5.18m x 3.84m)
A further well proportioned double bedroom having pitched ceiling, skylights to the rear and additional windows to the side and access to under eaves storage.

BATHROOM
6' x 6'4" (1.83m x 1.93m)
Having a modern three piece suite comprising panelled bath with chrome mixer tap, further wall mounted electric shower and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; tiled splash backs and floor, contemporary towel radiator and pitched ceiling with inset skylight.

EXTERIOR
One of the property's excellent attributes is its stunning, established and generous plot extending to approximately 0.3 of an acre, offering a good degree of privacy being set well back from the lane behind an established frontage with gated access onto a considerable driveway which sweeps, via timber gates, to the rear of the property where there is further parking and a generous garage and workshop. The frontage is partly laid to lawn with well stocked borders with established trees and shrubs.

The rear garden offers an initial terrace which looks out onto a central lawn with a further seating area at the foot and established borders containing a variety of trees and shrubs providing a delightful outdoor space perfect either for families or keen gardeners.

To the rear of the property is a substantial garage block comprising an initial treble width garage and workshop.

TREBLE WIDTH GARAGE
19' x 19' (5.79m x 5.79m)
An initial treble width garage with electric roller shutter door.

WORKSHOP SPACE
12' x 8' approximately (3.66m x 2.44m approximately)
Located to the rear of the garage; having courtesy door and window.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band F

TENURE
Freehold

ADDITIONAL NOTES
We believe the property is on mains electric, drainage and water but due to the nature of the sale, this will need to be confirmed. The property has oil fired central heating. (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

Radon Gas:-

https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions















































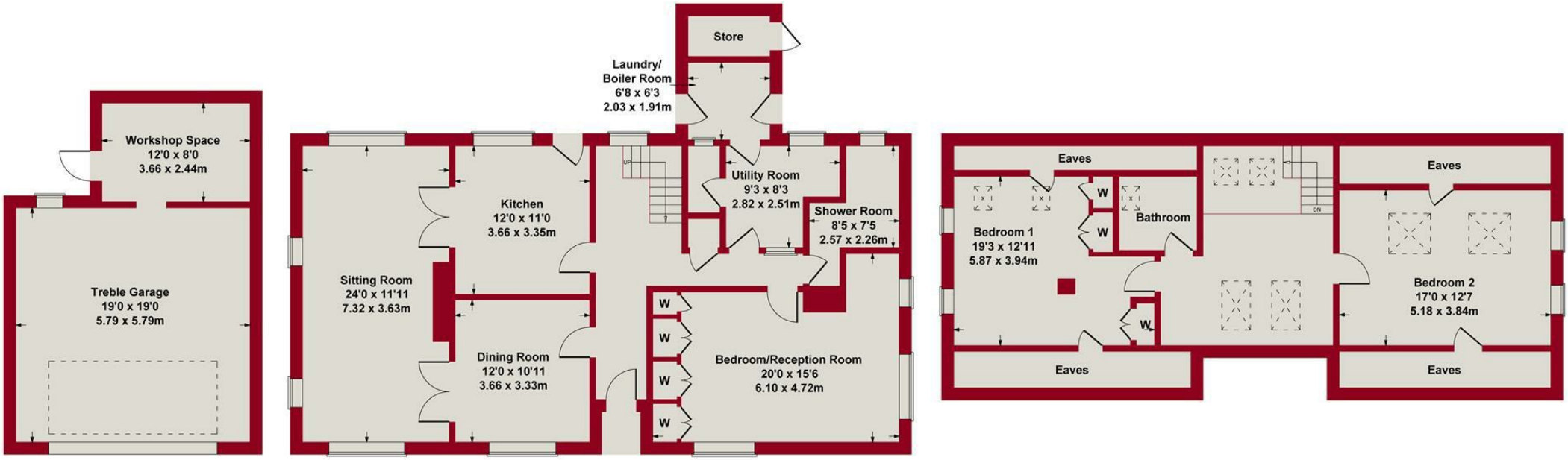












GARAGE/OUTBUILDING

GROUND FLOOR

FIRST FLOOR

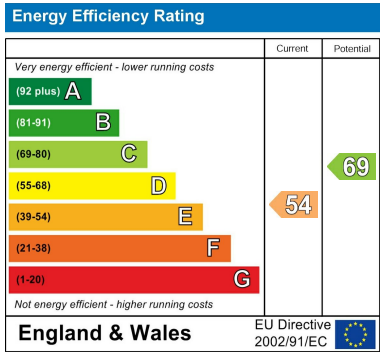
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

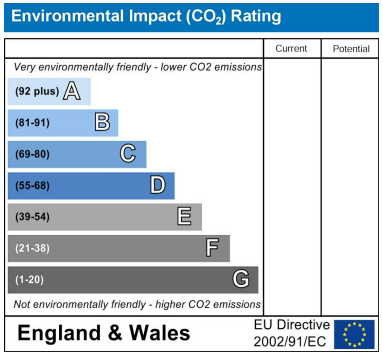
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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