



Rex Gooding

3 Carpenters Close, Cropwell Butler, NG12 3AT

Guide Price: £425,000

This beautifully presented detached four-bedroom family home occupies a desirable position in the heart of Cropwell Butler, a highly sought-after village renowned for its peaceful community atmosphere and convenient access to local amenities. The property has been comprehensively modernized throughout, with recent enhancements including a complete electrical rewire, fresh plastering, and the installation of a brand new fitted kitchen, bathroom, and cloakroom that seamlessly combine contemporary style with the home's traditional character. New carpets have been laid throughout the upper floor, whilst elegant wooden flooring graces the kitchen and conservatory, creating a warm and welcoming aesthetic. Positioned within a quiet cul-de-sac development, this residence offers families a secure and friendly environment, with the added advantage of potential for side and garage extensions subject to obtaining the necessary planning permissions.

The well-proportioned ground floor accommodation flows effortlessly, beginning with an inviting entrance hall that leads to a spacious living room ideal for both relaxation and entertaining. A separate dining room provides the perfect setting for family meals and special occasions, whilst the newly fitted kitchen impresses with its modern appliances, quality finishes, and abundant storage solutions. The addition of a ground floor cloakroom adds everyday convenience to the thoughtful layout, and a bright conservatory extends the living space into the garden. Outside, a brick-built double garage with generous driveway parking ensures excellent provision for vehicles and storage, whilst the beautifully landscaped rear garden serves as a private outdoor retreat, enhanced by mature planting, well-maintained lawns, and carefully considered features that create year-round interest.

On the first floor, four well-proportioned bedrooms offer versatile accommodation suitable for a growing family, guest rooms, or home office space, with the master bedroom providing particularly generous dimensions. The contemporary family bathroom features quality fixtures and elegant modern finishes that promise both visual appeal and lasting durability. Throughout the property, efficient gas central heating and double glazing ensure comfort and energy efficiency across all seasons, whilst the immaculate presentation and recent refurbishments mean the home is truly move-in ready. Offered for sale with no upward chain, this exceptional property presents an outstanding opportunity to acquire a turnkey family home in one of Nottinghamshire's most desirable villages, with the added benefit of being within the catchment area for Toot Hill School, which has been recognized by The Telegraph's Parent Power league tables as the top-performing secondary school in the county for 2025.

Accommodation & Amenities

- - Beautifully modernized four-bedroom detached family home in the highly sought-after village of Cropwell Butler.
- - Comprehensively updated throughout with new electrical wiring, plastering, kitchen, bathroom, cloakroom, carpets, and flooring.
- - Spacious ground floor featuring living room, separate dining room, modern fitted kitchen, cloakroom, and conservatory.
- - Four well-proportioned bedrooms upstairs with a contemporary family bathroom.
- - Brick-built double garage with ample driveway parking and beautifully landscaped rear garden.
- - Gas central heating and double glazing throughout ensuring year-round comfort and efficiency.
- - Potential to extend to the side and garage subject to planning permission.
- - No upward chain, ready for immediate occupation, and within catchment for Toot Hill School, Nottinghamshire's top-performing



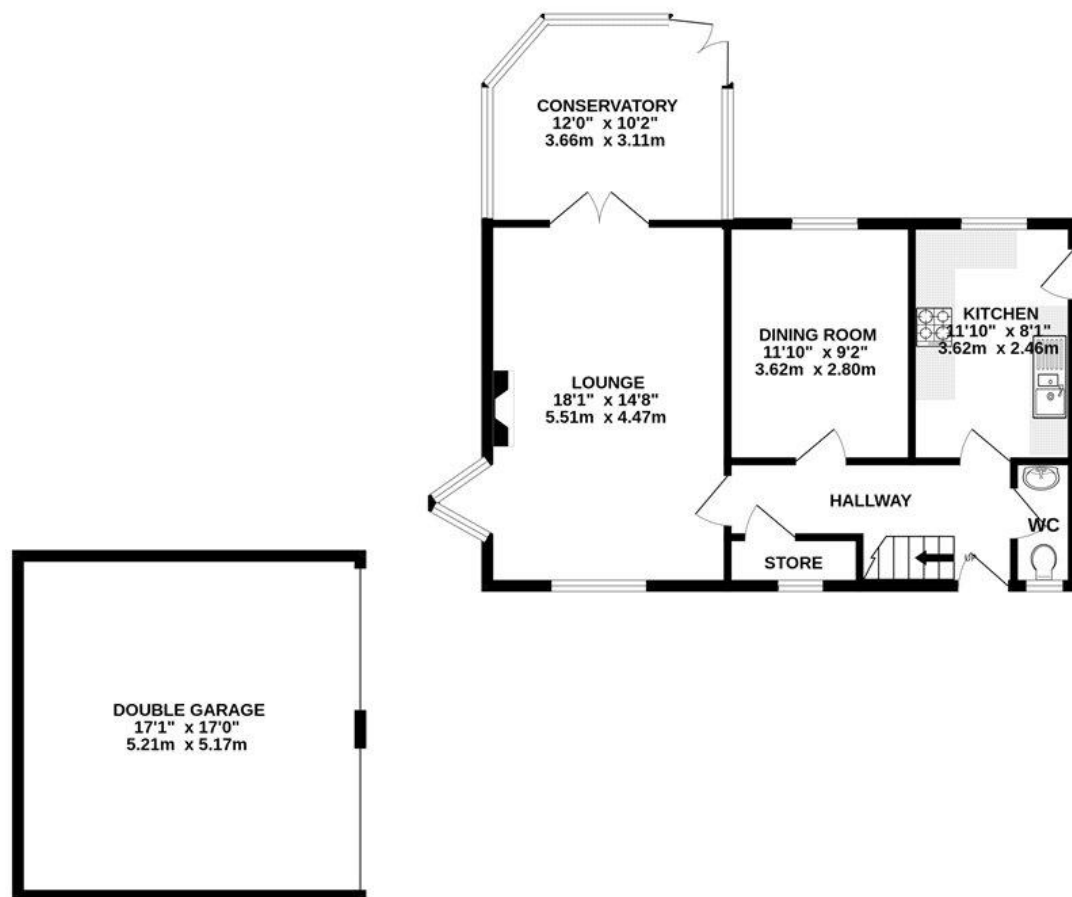




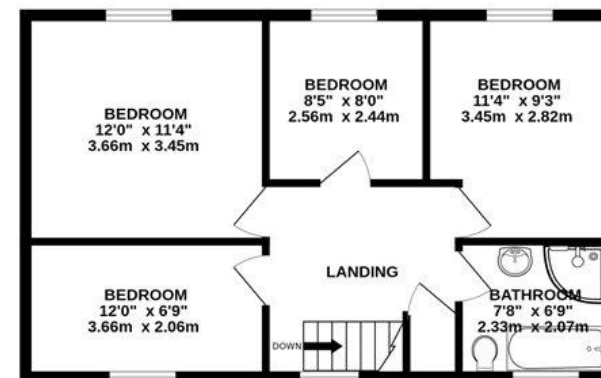




GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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