

# JOHNSONS & PARTNERS

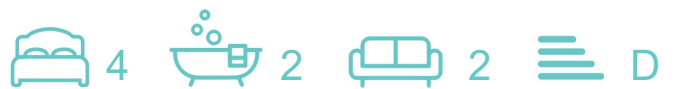
Estate and Letting Agency



**2 VICTORIA AVENUE, LOWDHAM**

NOTTINGHAM, NG14 7DX

**£550,000**





# 2 VICTORIA AVENUE

LOWDHAM, NOTTINGHAM, NG14 7DX

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Detached Victorian Family Home | Beautiful Gardens | Self Contained One Bedroom Annex | Large Garden Home | Driveway and Double Garage | Original Features Throughout | Viewings Advised |

Positioned in the highly sought-after village of Lowdham, this exquisite four-bedroom detached Victorian property on Victoria Avenue, beckons families seeking a residence brimming with original charm and character.

As you step inside, you are welcomed by two reception rooms that promise to host countless family memories. The spacious breakfast kitchen offers the perfect spot for morning gatherings, while the sunroom provides a tranquil retreat with views of the property's private garden area—a serene space for relaxation or indulgence in your favourite book.

The home's enchanting appeal continues with a separate one-bedroom annex, perfect for guests or as a teenager's haven, ensuring privacy and comfort for all family members. The main house comprises three beautifully appointed bedrooms, each echoing the Victorian era's allure, with a further bedroom residing in the annex, presenting an opportunity for a home office or additional living space.

Outside, the beautiful private rear gardens invite endless outdoor enjoyment, and the large, brick-built, single-level garden home stands as an idyllic backdrop for entertaining and social gatherings.

Located in the very popular Lowdham village, this property is within easy reach of local amenities and transport links, combining countryside charm with the ease of modern living. This stunning family home awaits those ready to embrace its potential and craft their own slice of history in a most delightful setting.

Entrance Porch  
8'6" x 5'1" (2.61 x 1.57)

Entrance Hallway

Living Room  
13'0" x 13'6" (3.97 x 4.13)

Office Area  
6'8" x 11'10" (2.04 x 3.62)

Sun Room  
8'10" x 11'10" (2.70 x 3.62)

Dining Room  
12'11" x 13'3" (3.96 x 4.04)

Breakfast Kitchen  
18'2" x 11'10" (5.54 x 3.62)

Utility Room  
7'1" x 12'10" (2.17 x 3.92)

Pantry  
3'4" x 7'9" (1.04 x 2.37)

WC  
3'4" x 5'10" (1.02 x 1.80)

First Floor Landing

Bedroom One  
13'4" x 12'2" (4.08 x 3.73)

Bedroom Two  
12'10" x 12'5" (3.92 x 3.79)

Bedroom Three  
12'5" x 10'5" (3.80 x 3.18)

Bathroom  
11'2" x 7'3" (3.41 x 2.22)

WC

THE ANNEX

Entrance

Stairs to First Floor Landing

Breakfast Kitchen  
10'4" x 8'6" (3.17 x 2.60)

Living Room  
12'6" x 8'6" (3.83 x 2.60)

Bedroom  
12'6" x 8'8" (3.83 x 2.66)

Bathroom  
10'4" x 8'8" (3.17 x 2.66)

GARDEN ROOM

Main Room  
27'1" x 14'4" (8.27 x 4.37)

Second Room  
16'10" x 13'7" (5.14 x 4.16)

Storage Room  
3'5" x 7'2" (1.06 x 2.19)

WC  
6'2" x 2'11" (1.89 x 0.89)

#### Agents Disclaimer

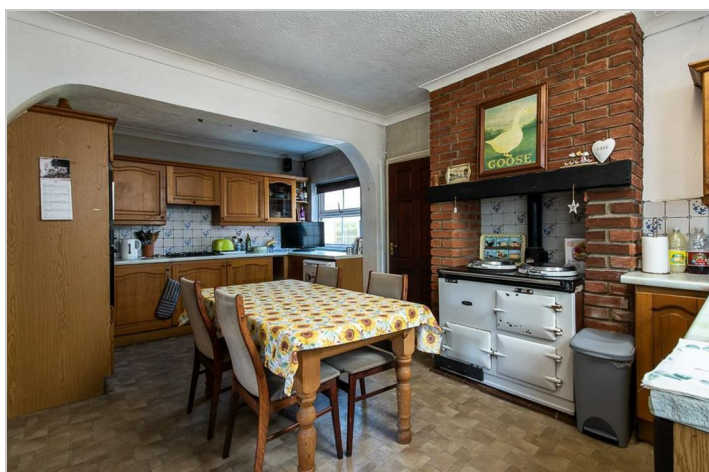
Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band E

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

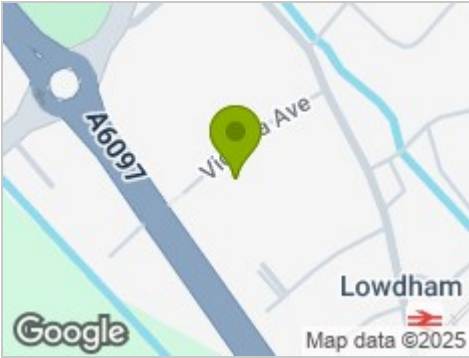
Property Tenure is Freehold

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Road Map



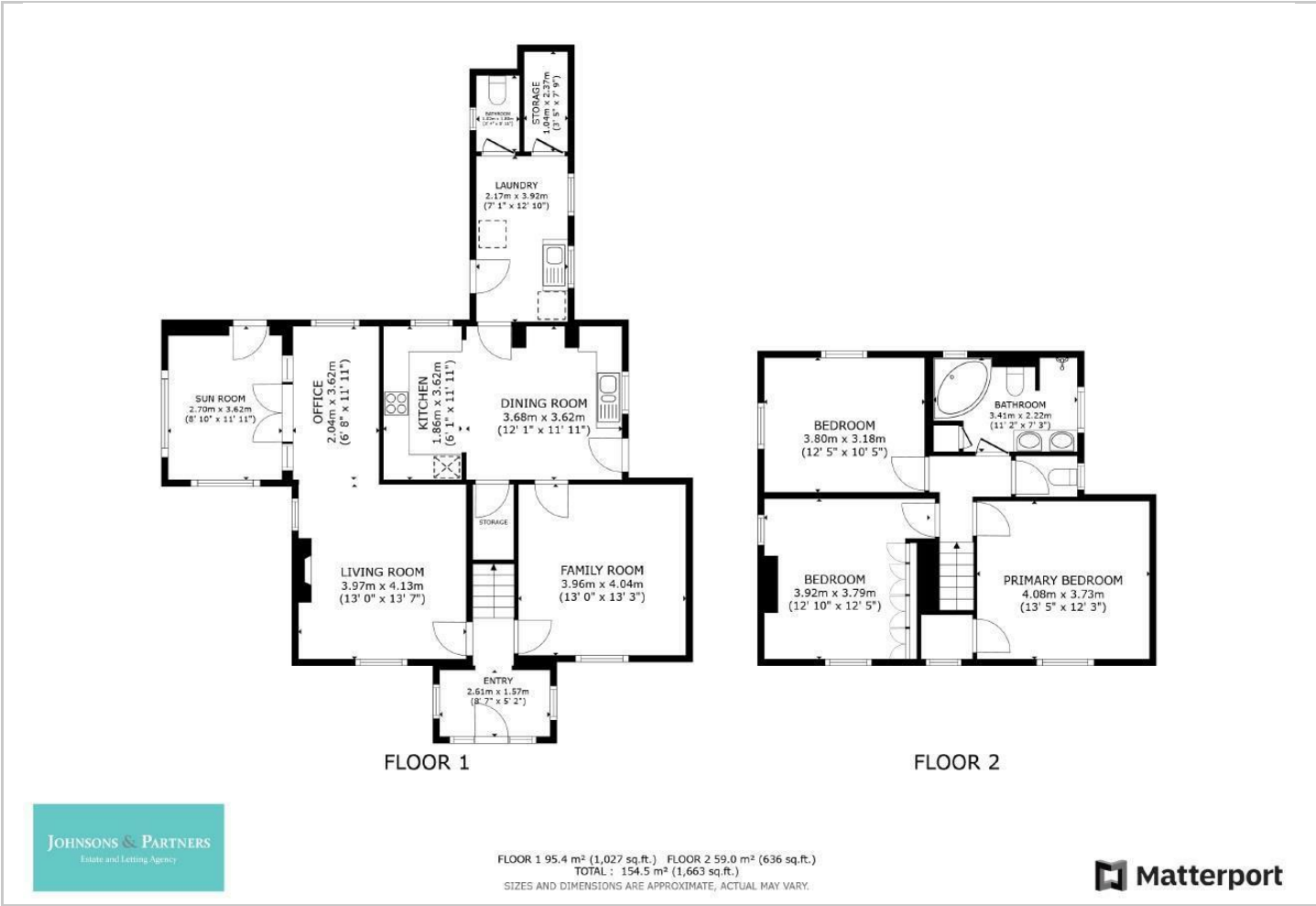
Hybrid Map



Terrain Map



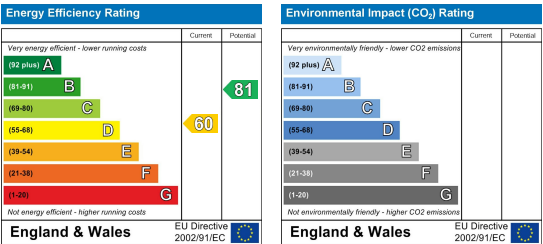
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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