

Emma Terry Homes

moving made personal



Cockerbeck House Lambley Road

Lowdham, Nottingham, NG14 7AY

Offers over £950,000



Introducing Cockerbeck House....

Emma Terry Homes are beyond delighted to bring Cockerbeck House to the open market. A spacious and beautifully presented 4 bedroom detached house, complemented by a stylish single-storey 2 bedroom annex and set within 3 acres of beautiful grounds, with a further 10 acres available by separate negotiation.

Situated in a prime location on the outskirts of Lowdham, Cockerbeck House is now open to ALL prospective buyers.

Lowdham is a vibrant village approximately 10 miles north of Nottingham, offering a charming mix of local amenities in the village centre, with more extensive shopping and services available in Mapperley and Arnold.

Nearby, the historic Minster town of Southwell provides a broader range of retail outlets, professional services, and leisure facilities, including a modern sports centre within an attractive market town environment.

The village enjoys excellent connectivity, with direct road and rail access into Nottingham, and convenient links to the M1-A1 national road network and East Midlands International Airport.



ENTRANCE HALL

21'1" x 11'5" (6.45m x 3.50m)

Entrance door to property, roof lantern, storage cupboard, a central heating radiator, doors through to WC, sitting room, kitchen/diner and family room and staircase to first floor.

WC

Low level flush WC, wash hand basin in vanity unit, UPVC double glazed obscure window to side and a central heating radiator.

SITTING ROOM

22'9" x 10'11" (6.95m x 3.35m)

Two central heating radiators, feature fireplace with multi-burning stove, dual aspect to the front and rear and door through to study.

STUDY

22'9" x 10'11" (6.95m x 3.35m)

Two central heating radiators, multi aspect to the front side and rear and UPVC double glazed French doors to side.

KITCHEN/DINER

A range of wall and base units, inset 1 1/2 bowl sink with mixer tap and drainer, integrated dishwasher, space for ridge/freezer and Rangemaster range cooker, underfloor heating, two UPVC double glazed windows to rear, door through to utility room and sliding patio doors to the enclosed rear garden.

FAMILY ROOM

Feature fireplace, UPVC double glazed window to front and underfloor heating.

UTILITY ROOM

a range of wall and base units, sink with mixer tap and drainer, space for washing machine, underfloor heating and doors through to WC, garage and rear garden.

WC

Low level flush WC and wash hand basin in vanity unit.

BEDROOM 1

A central heating radiator, dual aspect to front and side, walk-in storage cupboard and door through to en-suite.

LANDING

Dormer window, doors through to bedroom 1, 2, 3 and bathroom and stairs to second floor.

EN-SUITE

Enclosed toilet system WC, wash hand basin in vanity unit, separate shower cubicle, wall mounted storage cupboards, a central heating radiator and UPVC double glazed obscure window to rear.

BEDROOM 2

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3

A central heating radiator, built-in storage cupboard and a UPVC double glazed window to rear.

BATHROOM

Low level flush WC, wash hand basin in vanity unit, built-in storage unit, bath with mixer tap and shower over, a central heating radiator and UPVC double glazed obscure window to front.

STAIRS TO SECOND FLOOR

BEDROOM 4

Two central heating radiators, three Velux windows, a UPVC double glazed window to side and two access points to eaves storage.

ANNEX

ENTRANCE HALL

Entrance door to property, UPVC double glazed window to front, underfloor heating and doors through to utility, sitting room, WC, dining kitchen and bedroom 2.

UTILITY

Sink with mixer tap and drainer, fridge and freezer, built-in cloak cupboards, underfloor heating and UPVC double glazed window to side.

SITTING ROOM

UPVC double glazed window to side, feature fireplace, underfloor heating and doors through to sunroom and bedroom 1.

SUNROOM

4.45m x 1.85m
Underfloor heating.

DINING KITCHEN

4.15m x 3.10m
A variety of wall and base units, built-in oven and induction hob with extractor fan, sink with mixer tap

and drainer, underfloor heating, a UPVC double glazed window to side and doors through to conservatory.

CONSERVATORY

Underfloor heating and UPVC double glazed French doors to side.

WC

Low level flush WC, wash hand basin with mixer tap in vanity unit and underfloor heating.

BEDROOM 1

UPVC double glazed window to side, fitted wardrobes, underfloor heating and door through to ensuite.

ENSUITE

Low level flush WC, wash hand basin in vanity unit, walk in shower cubicle, underfloor heating and UPVC double glazed window to side.

BEDROOM 2

UPVC double glazed window to side, built-in storage cupboard and underfloor heating.

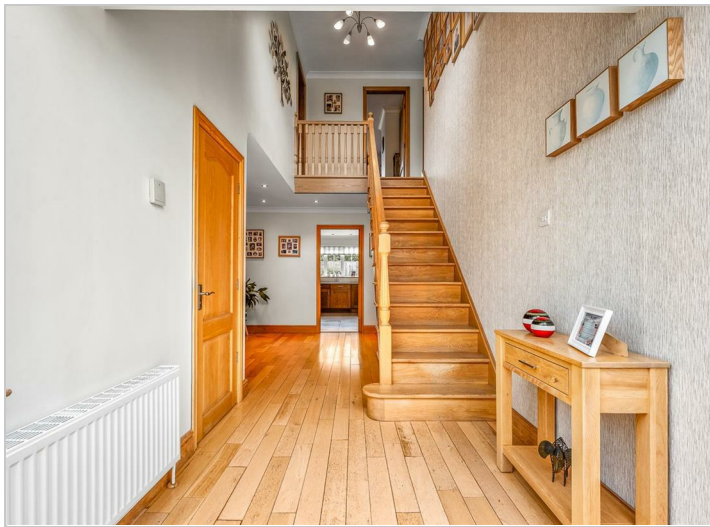
DOUBLE GARAGE

18'2" x 14'7" (5.55m x 4.45m)

OUTSIDE

The property is set within approximately three acres of beautifully maintained grounds, with the option to acquire an additional ten acres if desired. The land is predominantly laid to lawn, complemented by a separate enclosed garden featuring a patio and barbecue area, together with a variety of established shrubs, bushes and trees.

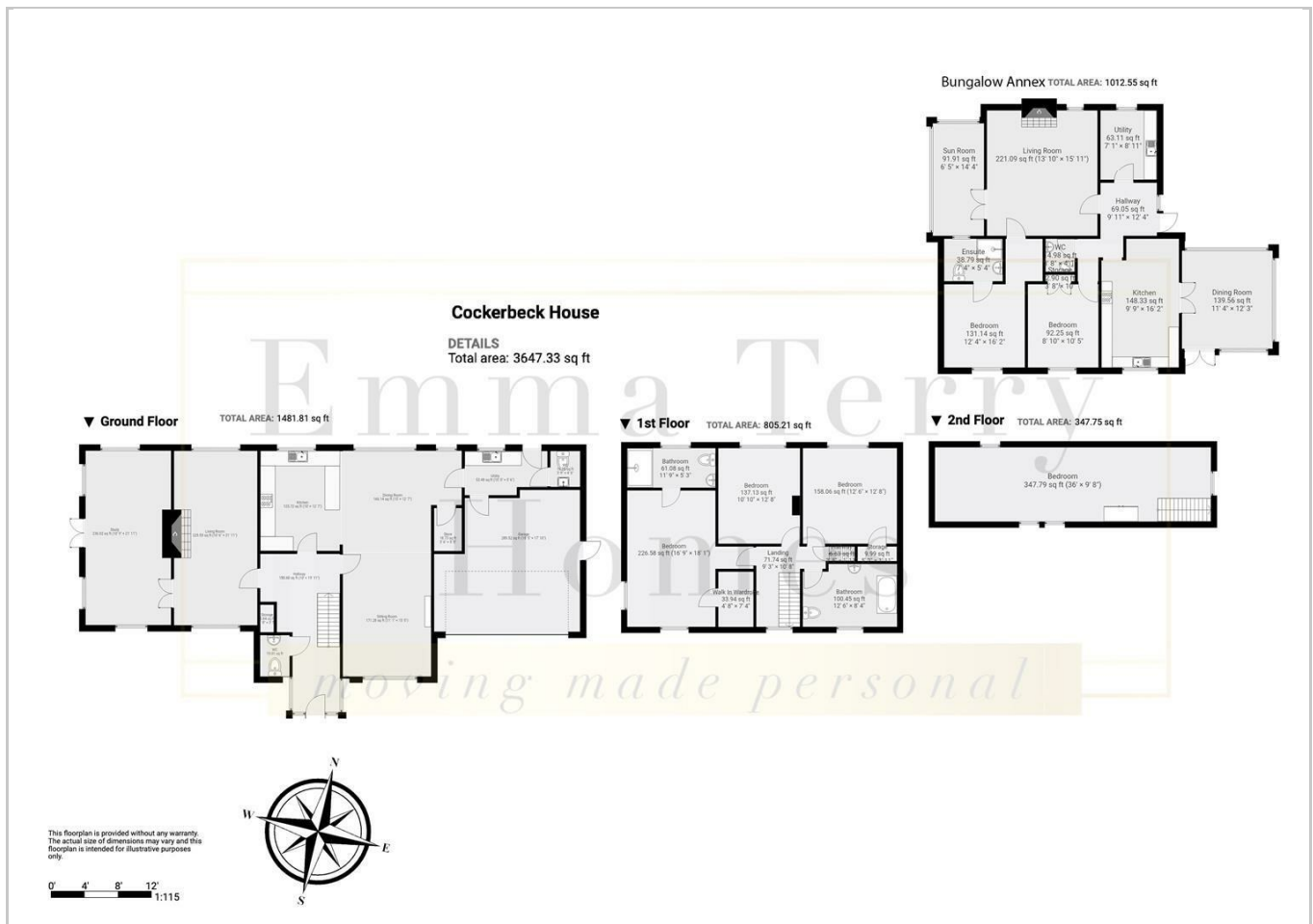
Access is via a shared driveway crossing the picturesque Cocker Beck, which opens into a substantial forecourt providing off-street parking for numerous vehicles and leading to a double garage.







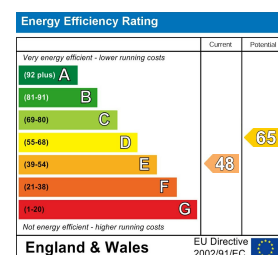




Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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