

HoldenCopley

PREPARE TO BE MOVED

Blenheim Avenue, Lowdham, Nottinghamshire NG14 7WD

Guide Price £425,000

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GUIDE PRICE £425,000 - £450,000

WELL-PRESENTED DETACHED BUNGALOW...

Introducing a great opportunity to acquire a stunning three-bedroom detached bungalow, meticulously designed and ready for you to move straight in! As you step into the property, you are greeted by a spacious entrance hall that sets the tone for the expansive living space within. The generously proportioned living room provides a welcoming atmosphere, perfect for both relaxation and entertaining. The thoughtfully fitted kitchen seamlessly combines functionality and style, complemented by a convenient utility room. The bungalow boasts not only a stylish three-piece bathroom suite but also an en-suite attached to the master bedroom, ensuring comfort and convenience. Beyond the interiors, the exterior is equally captivating, featuring a driveway with secured gated access to the garage, offering ample parking and security. The crowning jewel is the decorative private enclosed garden, complete with a sun pod, creating a tranquil oasis for outdoor enjoyment. This property epitomises modern living and presents a rare opportunity to move seamlessly into a home that effortlessly blends practicality with sophistication. Situated in the sought after village location within Lowdham Conservation Area with excellent transporting and commuter bus and rail links, various local amenities such as shops, eateries, great schools and beautiful countryside walks.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Large Living Room
- Fitted Kitchen With A Separate Utility Room
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway & Garage
- Private Enclosed Decorative Garden
- Well-Presented Throughout
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'11" x 11'8" (3.33m x 3.56m)

The entrance hall has tiled flooring, an in-built storage cupboard, two radiators, wall-mounted light fixtures, coving to the ceiling, two UPVC double glazed windows to the front elevation and a single composite door providing access into the accommodation

Living Room

24'2" x 17'9" (7.39m x 5.42m)

The living room has wooden flooring, a feature fireplace with a decorative surround, a TV point, three radiators, two ceiling roses, coving to the ceiling, a UPVC double glazed window to the side elevation and a UPVC glass sliding door providing access to the rear garden

Kitchen

11'3" x 11'4" (3.43m x 3.46m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, an integrated NEFF fridge, an integrated NEFF microwave, an integrated gas hob, an extractor fan, space for a dining table, a vertical radiator, tiled flooring, partially tiled walls, recessed spotlights, coving to the ceiling and a UPVC double glazed window to the front elevation

Utility Room

11'5" x 6'0" (3.49m x 1.85m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer with a mixer tap, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler, tiled splashback, tiled flooring, a radiator, a UPVC double glazed window to the side elevation and a single composite door providing access to the rear garden

Master Bedroom

9'9" x 11'7" (2.98m x 3.55m)

The master bedroom has laminate flooring, a large fitted mirrored wardrobe, access to the en-suite, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

En-Suite

5'6" x 4'2" (1.69m x 1.28m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap and drawer units, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, partially tiled walls, laminate flooring and recessed spotlights

Bedroom Two

10'7" x 9'8" (3.23m x 2.95m)

The second bedroom has laminate flooring, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bedroom Three

9'11" x 7'6" (3.03m x 2.31m)

The third bedroom has laminate flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bathroom

7'6" x 7'6" (2.31m x 2.29m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway which is secured by electric gates and allows for access to the garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed decorative garden with a low-maintenance lawn, a stone-paved patio area, a feature sun pod, an automatic electric pull out sun blind, a range of plants and shrubs, courtesy lighting, a shed and panelled fencing

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band D

This information was obtained through the directgov website.

HoldenCopley 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:

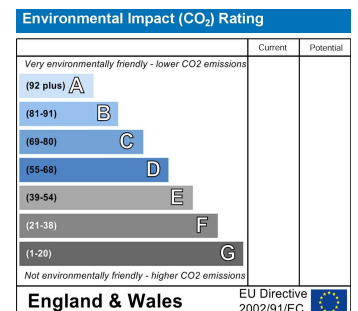
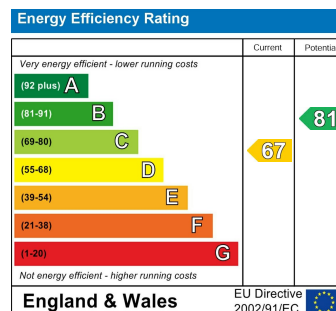
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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